



Analysis of Rate Structure Options

Options 1 to 8

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Rate Structure Options
2026/27

Rate Structure Option 1: Simple Structure
Principles: Simple structure - no subcategories
All properties are treated equally for revenue raising
Land valuations separate high and low service areas
Retains yield for each category from previous year
Low base for Residential and Farmland
- Helps ratepayers with lower value properties
High base for Business
- Helps ratepayers with higher property values and reduces the spread of rates

Category	Subcategory	Previous Year	Target Yield: (Ad valorem)	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
Residential		78.38%	78.38%	27,726	0.306672	535.00	25.00%	14,517,974,638	44,522,563	14,840,850	59,363,402	1.02	0.75
Business		15.53%	15.53%	1,369	0.475348	3,865.00	45.00%	1,360,638,864	6,467,770	5,291,807	11,759,571	1.58	5.41
Mining		0.05%	0.05%	1	0.951830	20,750.00	50.00%	2,180,000	20,750	20,750	41,500	3.17	29.05
Farmland		6.04%	6.04%	1,043	0.148560	1,315.00	30.00%	2,153,699,250	3,199,536	1,371,227	4,570,757	0.49	1.84
TOTAL		100.00%	100.00%	30,139				18,034,492,752	54,210,618	21,524,634	75,735,230		

Rate Structure Options

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Rate Structure Option 2: Current Structure

Principles: Subcategories for local communities with different public infrastructure and Council services
 Business subcategories to support business in localities with different commercial opportunities
 % yield by category based on previous year actuals

In this way, properties pay a proportionate share toward infrastructure in comparison with their land value. The base charge and ad valorem can be increased or decreased to differentiate type, quality and scope of services provided.

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH									52,541,219	23,194,011	75,735,230		
Residential		78.38%	78.38%	27,726				14,517,974,638	39,384,730	19,978,641	59,363,371	0.27	720.58
Residential	Queanbeyan	46.03%	46.03%	15,951	0.339157	725.00	32.9%	6,939,318,881	23,535,186	11,564,200	35,099,385	1.25	1.01
Residential	Googong	12.09%	12.09%	3,538	0.339157	851.00	33.8%	1,741,377,554	5,906,004	3,010,838	8,916,842	1.25	1.18
Residential	Bungendore	3.90%	3.90%	1,700	0.191460	656.00	39.6%	889,428,005	1,702,899	1,115,397	2,818,296	0.71	0.91
Residential	Braidwood	1.36%	1.36%	776	0.191460	656.00	43.7%	342,222,668	655,220	508,990	1,164,210	0.71	0.91
Residential	General	15.01%	15.01%	5,761	0.164699	656.00	33.3%	4,605,627,530	7,585,422	3,779,216	11,364,638	0.61	0.91
Business		15.53%	15.53%	1,369				1,360,638,864	10,616,505	1,143,067	11,759,571	0.88	834.86
Business	Queanbeyan CBD	3.86%	3.86%	147	1.286924	1,169.00	6.6%	188,333,820	2,423,713	171,843	2,595,556	1.46	1.40
Business	Poplars Business Park	1.12%	1.12%	29	1.286924	1,169.00	2.9%	89,497,800	1,151,769	33,901	1,185,670	1.46	1.40
Business	Googong	0.14%	0.14%	14	1.286924	1,169.00	16.9%	6,251,014	80,446	16,366	96,812	1.46	1.40
Business	Industrial	7.22%	7.22%	802	0.615195	797.00	11.7%	784,529,520	4,826,386	639,194	5,465,580	0.70	0.95
Business	Queanbeyan Suburban	2.60%	2.60%	115	1.486045	797.00	4.7%	126,333,770	1,877,377	91,958	1,969,335	1.68	0.95
Business	General	0.59%	0.59%	262	0.154994	725.00	42.5%	165,692,940	256,814	189,805	446,619	0.18	0.87
Mining		0.05%	0.05%	1				2,180,000	39,552	1,948	41,500		
Mining		0.05%	0.05%	1	1.814303	1,948.00	4.7%	2,180,000	39,552	1,948	41,500		
Farmland		6.04%	6.04%	1,043				2,153,699,250	2,500,402	2,070,355	4,570,757		
Farmland		6.04%	6.04%	1,043	0.116098	1,985.00	45.3%	2,153,699,250	2,500,402	2,070,355	4,570,757		
TOTAL		100.00%	100.00%	30,139				18,034,492,752	52,541,189	23,194,011	75,735,199		

Rate Structure Options 2026/27

Rate Structure Option 3: Current Structure, with higher base

Principles: Retains the subcategories of the current structure and the total revenue yield from the previous year and sets a 45% base amount to reduce the spread of rates for land value.
Loses the principles of Option 2 whereby the base amount is used to differentiate service costs.

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
Residential		78.38%	78.38%	27,726				14,517,974,638	32,654,463	26,708,920	59,363,382	0.22	963.32
Residential	Queanbeyan	46.03%	46.03%	15,951	0.276365	983.00	45.0%	6,939,318,881	19,177,849	15,679,459	34,857,308	1.23	1.02
Residential	Googong	12.09%	12.09%	3,538	0.289263	1,165.00	45.0%	1,741,377,554	5,037,161	4,121,770	9,158,931	1.29	1.21
Residential	Bungendore	3.90%	3.90%	1,700	0.182600	781.00	45.0%	889,428,005	1,624,096	1,327,934	2,952,030	0.81	0.81
Residential	Braidwood	1.36%	1.36%	776	0.165532	598.00	45.0%	342,222,668	566,488	463,988	1,030,476	0.74	0.62
Residential	General	15.01%	15.01%	5,761	0.135679	888.00	45.0%	4,605,627,530	6,248,869	5,115,768	11,364,637	0.60	0.92
Business		15.53%	15.53%	1,369				1,360,638,864	6,467,451	5,292,118	11,759,571	0.58	3,865.17
Business	Queanbeyan CBD	3.86%	3.86%	147	0.852779	8,939.00	45.0%	188,333,820	1,606,071	1,314,033	2,920,104	0.97	10.71
Business	Poplars Business Park	1.12%	1.12%	29	0.521565	13,169.00	45.0%	89,497,800	466,789	381,901	848,690	0.59	15.77
Business	Googong	0.14%	0.14%	14	0.961243	3,511.00	45.0%	6,251,014	60,087	49,154	109,241	1.09	4.21
Business	Industrial	7.22%	7.22%	802	0.383140	3,067.00	45.0%	784,529,520	3,005,846	2,459,734	5,465,580	0.43	3.67
Business	Queanbeyan Suburban	2.60%	2.60%	115	0.857332	7,681.00	45.0%	126,333,770	1,083,100	886,234	1,969,334	0.97	9.20
Business	General	0.59%	0.59%	262	0.148200	768.00	45.0%	165,692,940	245,557	201,062	446,619	0.17	0.92
Mining		0.05%	0.05%	1				2,180,000	22,825	18,675	41,500		
Mining		0.05%	0.05%	1	1.047009	18,675.00	45.0%	2,180,000	22,825	18,675	41,500		
Farmland		6.04%	6.04%	1,043				2,153,699,250	2,513,970	2,056,796	4,570,757		
Farmland		6.04%	6.04%	1,043	0.116728	1,972.00	45.0%	2,153,699,250	2,513,970	2,056,796	4,570,766		
TOTAL		100.00%	100.00%	30,139				18,034,492,752	41,658,708	34,076,509	75,735,211		

Rate Structure Options 2026/27

Rate Structure Option 4: Current Rate Structure with lower base %

Principles: Retains the subcategories of the current structure and the total revenue yield from the previous year and sets a 20% base amount to reduce the spread of rates for land value.
Loses the principles of Option 2 whereby the base amount is used to differentiate service costs.

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
Residential		78.38%	78.38%	27,726				14,517,974,638	47,488,319	11,875,093	59,363,413	0.33	428.30
Residential	Queanbeyan	46.03%	46.03%	15,951	0.401868	437.00	20.0%	6,939,318,881	27,886,902	6,970,421	34,857,323	1.23	1.02
Residential	Googong	12.09%	12.09%	3,538	0.420715	518.00	20.0%	1,741,377,554	7,326,237	1,832,684	9,158,921	1.29	1.21
Residential	Bungendore	3.90%	3.90%	1,700	0.265567	347.00	20.0%	889,428,005	2,362,027	590,004	2,952,031	0.81	0.81
Residential	Braidwood	1.36%	1.36%	776	0.240804	266.00	20.0%	342,222,668	824,086	206,389	1,030,475	0.74	0.62
Residential	General	15.01%	15.01%	5,761	0.197347	395.00	20.0%	4,605,627,530	9,089,068	2,275,595	11,364,663	0.60	0.92
Business		15.53%	15.53%	1,369				1,360,638,864	9,407,644	2,351,929	11,759,571	0.79	1,717.76
Business	Queanbeyan CBD	3.86%	3.86%	147	1.240390	3,973.00	20.0%	188,333,820	2,336,074	584,031	2,920,105	1.58	2.31
Business	Poplars Business Park	1.12%	1.12%	29	0.758626	5,853.00	20.0%	89,497,800	678,954	169,737	848,691	0.96	3.41
Business	Googong	0.14%	0.14%	14	1.397972	1,561.00	20.0%	6,251,014	87,387	21,854	109,241	1.78	0.91
Business	Industrial	7.22%	7.22%	802	0.557335	1,363.00	20.0%	784,529,520	4,372,458	1,093,126	5,465,584	0.71	0.79
Business	Queanbeyan Suburban	2.60%	2.60%	115	1.247035	3,414.00	20.0%	126,333,770	1,575,426	393,907	1,969,334	1.58	1.99
Business	General	0.59%	0.59%	262	0.215667	341.00	20.0%	165,692,940	357,345	89,274	446,619	0.27	0.20
Mining		0.05%	0.05%	1	1.522927	8,300.00		2,180,000	33,200	8,300	41,500		
Mining		0.05%	0.05%	1	1.522927	8,300.00	20.0%	2,180,000	33,200	8,300	41,500		
Farmland		6.04%	6.04%	1,043	0.169805	876.00		2,153,699,250	3,657,089	913,668	4,570,757		
Farmland		6.04%	6.04%	1,043	0.169805	876.00	20.0%	2,153,699,250	3,657,089	913,668	4,570,757		
TOTAL		100.00%	100.00%	30,139				18,034,492,752	60,586,252	15,148,991	75,735,241		

Rate Structure Options 2026/27

Rate Structure Option 5: Additional subcategories and lower rural residential rate

Principles: Additional subcategories and lower yield from Rural Residential reflecting lower access to services.

"Rural Residential" subcategory pays 80% of the cost of Village Subcategories

Additional yield spread to other residential subcategories. An additional \$32 per assessment.

Category	Subcategory	Previous Year	Target Yield: (Ad valorem)	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH									52,542,910	23,192,320	75,735,230		
Residential		78.38%	78.38%	27,726				14,517,974,638	39,385,905	19,977,520	59,363,425	0.27	720.54
Residential	Queanbeyan	46.03%	46.88%	15,951	0.341434	757.00	33.8%	6,939,318,881	23,693,194	12,074,619	35,767,813	1.26	1.05
Residential	Googong	12.09%	12.32%	3,538	0.341434	882.00	34.4%	1,741,377,554	5,945,655	3,120,516	9,066,171	1.26	1.22
Residential	Bungendore	3.90%	3.97%	1,700	0.191033	688.00	40.8%	889,428,005	1,699,101	1,169,806	2,868,907	0.70	0.95
Residential	Braidwood	1.36%	1.39%	776	0.191033	688.00	45.0%	342,222,668	653,758	533,819	1,187,577	0.70	0.95
Residential	Captains Flat	0.30%	0.30%	239	0.160547	656.00	68.4%	45,151,000	72,489	156,784	229,273	0.59	0.91
Residential	Araluen	0.06%	0.06%	49	0.160547	656.00	62.2%	12,160,000	19,523	32,144	51,667	0.59	0.91
Residential	Nerriga	0.01%	0.01%	10	0.160547	656.00	67.0%	2,008,000	3,224	6,560	9,784	0.59	0.91
Residential	Majors Creek	0.17%	0.17%	116	0.160547	656.00	53.1%	41,873,000	67,226	76,096	143,322	0.59	0.91
Residential	General	14.46%	13.29%	5,347	0.160547	525.00	28.0%	4,504,435,530	7,231,736	2,807,175	10,038,911	0.59	0.73
Business		15.53%	15.53%	1,369				1,360,638,864	10,617,073	1,142,497	11,759,571	0.88	834.44
Business	Queanbeyan CBD	3.86%	3.86%	147	1.287124	1,166.00	6.6%	188,333,820	2,424,090	171,402	2,595,492	1.46	1.40
Business	Poplars Business Park	1.12%	1.12%	29	1.287124	1,166.00	2.9%	89,497,800	1,151,948	33,814	1,185,762	1.46	1.40
Business	Googong	0.14%	0.14%	14	1.287124	1,166.00	16.9%	6,251,014	80,458	16,324	96,782	1.46	1.40
Business	Industrial	7.22%	7.22%	802	0.615195	797.00	11.7%	784,529,520	4,826,386	639,194	5,465,580	0.70	0.96
Business	Queanbeyan Suburban	2.60%	2.60%	115	1.486045	797.00	4.7%	126,333,770	1,877,377	91,958	1,969,335	1.68	0.96
Business	General	0.59%	0.59%	262	0.154994	725.00	42.5%	165,692,940	256,814	189,805	446,619	0.18	0.87
Mining		0.05%	0.05%	1				2,180,000	39,552	1,948	41,500		
Mining		0.05%	0.05%	1	1.814303	1,948.00	4.7%	2,180,000	39,552	1,948	41,500		
Farmland		6.04%	6.04%	1,043				2,153,699,250	2,500,402	2,070,355	4,570,757		
Farmland		6.04%	6.04%	1,043	0.116098	1,985.00	45.3%	2,153,699,250	2,500,402	2,070,355	4,570,757		
TOTAL		100.00%	100.00%	30,139				18,034,492,752	52,542,932	23,192,320	75,735,253		
		100.00%	100.00%										

Rate Structure Options 2026/27

Rate Structure Option 6: Lower Business Rates

Principles: Current structure with lower business yield to bring proportionate business rate m 1.12% Reduction in business rate yield
Principles: Lower yield from business category - closer alignment to other comparable Councils
Additional yield spread proportionately to all other categories

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH									52,541,219	23,194,011	75,735,230		
Residential		78.38%	79.42%	27,726				14,517,974,638	40,171,831	19,978,641	60,150,471	0.28	720.58
Residential	Queanbeyan	46.03%	46.64%	15,951	0.345880	725.00	32.5%	6,939,318,881	24,001,716	11,564,200	35,565,916	1.25	1.01
Residential	Googong	12.09%	12.25%	3,538	0.345880	851.00	33.3%	1,741,377,554	6,023,077	3,010,838	9,033,915	1.25	1.18
Residential	Bungendore	3.90%	3.95%	1,700	0.195747	656.00	39.0%	889,428,005	1,741,029	1,115,397	2,856,425	0.71	0.91
Residential	Braidwood	1.36%	1.38%	776	0.195747	656.00	43.2%	342,222,668	669,891	508,990	1,178,881	0.71	0.91
Residential	General	15.01%	15.20%	5,761	0.167971	656.00	32.8%	4,605,627,530	7,736,119	3,779,216	11,515,335	0.61	0.91
Business		15.53%	14.41%	1,369				1,360,638,864	9,768,266	1,143,067	10,911,336	0.82	834.86
Business	Queanbeyan CBD	3.86%	3.58%	147	1.188456	1,169.00	7.1%	188,333,820	2,238,265	171,843	2,410,108	1.44	1.40
Business	Poplars Business Park	1.12%	1.04%	29	1.188456	1,169.00	3.1%	89,497,800	1,063,642	33,901	1,097,543	1.44	1.40
Business	Googong	0.14%	0.13%	14	1.188456	1,169.00	18.1%	6,251,014	74,291	16,366	90,657	1.44	1.40
Business	Industrial	7.22%	6.70%	802	0.564943	797.00	12.6%	784,529,520	4,432,145	639,194	5,071,339	0.69	0.95
Business	Queanbeyan Suburban	2.60%	2.41%	115	1.373604	797.00	5.0%	126,333,770	1,735,326	91,958	1,827,284	1.67	0.95
Business	General	0.59%	0.55%	262	0.135551	725.00	45.8%	165,692,940	224,598	189,805	414,403	0.16	0.87
Mining		0.05%	0.06%	1				2,180,000	40,102	1,948	42,050		
Mining		0.05%	0.06%	1	1.839543	1,948.00	4.6%	2,180,000	40,102	1,948	42,050		
Farmland		6.04%	6.12%	1,043				2,153,699,250	2,561,007	2,070,355	4,631,360		
Farmland		6.04%	6.12%	1,043	0.118912	1,985.00	44.7%	2,153,699,250	2,561,007	2,070,355	4,631,362		
TOTAL		100.00%	100.00%	30,139				18,034,492,752	52,541,205	23,194,011	75,735,217		
		100.00%	100.00%										

Rate Structure Options 2026/27

Rate Structure Option 7: Less subcategories - remove "Googong Residential" subcategory

Principles: Remove higher rate of Googong residential

0.59% Reduction in Googong Rate

\$ 445,788 Reduction in Googong Rate

2.23% Reduction in Googong base amount

Principles: Remove separation of "Googong residential" subcategory - combine with Queanbeyan

Reduced Googong yield spread proportionately from all other subcategories.

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH									52,559,869	23,175,361	75,735,230		
Residential		78.38%	78.38%	27,726				14,517,974,638	39,403,411	19,959,991	59,363,402	0.27	719.91
Residential	Queanbeyan	58.12%	57.97%	19,489	0.339375	741.00	32.9%	8,680,696,435	29,460,114	14,441,067	43,901,181	1.25	1.03
Residential	Bungendore	3.90%	3.93%	1,700	0.191070	670.00	40.1%	889,428,005	1,699,430	1,139,201	2,838,631	0.70	0.93
Residential	Braidwood	1.36%	1.37%	776	0.191070	670.00	44.3%	342,222,668	653,885	519,853	1,173,738	0.70	0.93
Residential	General	15.01%	15.12%	5,761	0.164798	670.00	33.7%	4,605,627,530	7,589,982	3,859,870	11,449,852	0.61	0.93
Business		15.53%	15.53%	1,369				1,360,638,864	10,616,505	1,143,067	11,759,571	0.88	834.86
Business	Queanbeyan CBD	3.86%	3.86%	147	1.286924	1,169.00	6.6%	188,333,820	2,423,713	171,843	2,595,556	1.56	1.40
Business	Poplars Business Park	1.12%	1.12%	29	1.286924	1,169.00	2.9%	89,497,800	1,151,769	33,901	1,185,670	1.56	1.40
Business	Googong	0.14%	0.14%	14	1.286924	1,169.00	16.9%	6,251,014	80,446	16,366	96,812	1.56	1.40
Business	Industrial	7.22%	7.22%	802	0.615195	797.00	11.7%	784,529,520	4,826,386	639,194	5,465,580	0.75	0.95
Business	Queanbeyan Suburban	2.60%	2.60%	115	1.486045	797.00	4.7%	126,333,770	1,877,377	91,958	1,969,335	1.81	0.95
Business	General	0.59%	0.59%	262	0.154994	725.00	42.5%	165,692,940	256,814	189,805	446,619	0.19	0.87
Mining		0.05%	0.05%	1				2,180,000	39,552	1,948	41,500		
Mining		0.05%	0.05%	1	1.814303	1,948.00	4.7%	2,180,000	39,552	1,948	41,500		
Farmland		6.04%	6.04%	1,043				2,153,699,250	2,500,402	2,070,355	4,570,757		
Farmland		6.04%	6.04%	1,043	0.116098	1,985.00	45.3%	2,153,699,250	2,500,402	2,070,355	4,570,757		
TOTAL		100.00%	100.00%	30,139				18,034,492,752	52,559,869	23,175,361	75,735,230		
		100.00%	100.00%										

Rate Structure Options 2026/27

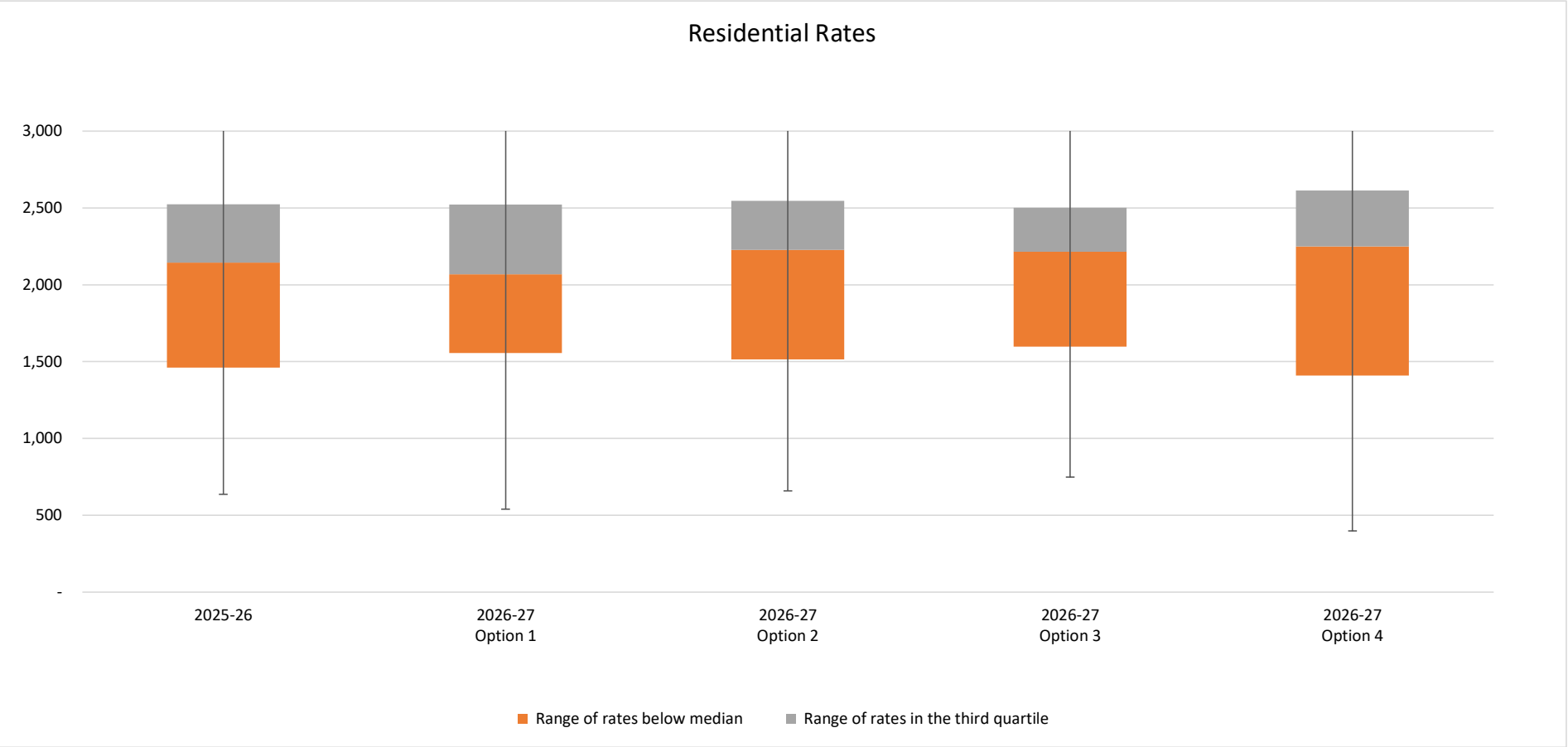
Rate Structure Option 8: Extend the Queanbeyan Rate Category to urban fringe properties

Principles: Properties on the fringe of Queanbeyan to be included in the Queanbeyan Rate category - this includes all residential properties outside the Queanbeyan town border, extending up to the include The Ridgeway and South to Googong. The Queanbeyan The Queanbeyan rates category grows by 488 residential properties (previously residential general.)

% yield by category based on previous year actuals, as if those properties had always been rated within the Queanbeyan rating category.

Category	Subcategory	Previous Year	Target Yield:	Number of assessments	Ad valorem	Base Amount	Base %	Land value @ 1 July 26	Ad valorem amount	Base amount	Notional Yield	Average differential (Ad valorem)	Average differential (base)
TARGET PERMISSABLE INCOME, EXCLUDES GROWTH								20.00%	52,507,547	23,227,683	75,735,230		
Residential		78.38%	78.38%	27,726				14,517,974,638	39,351,063	20,012,313	59,363,376	0.27	721.79
Residential	Queanbeyan	47.54%	47.54%	16,439	0.329405	725.00	32.7%	7,436,889,881	24,497,487	11,918,000	36,415,487	1.22	1.00
Residential	Googong	12.09%	12.09%	3,538	0.329405	851.00	34.4%	1,741,377,554	5,736,185	3,010,838	8,747,023	1.22	1.18
Residential	Bungendore	3.90%	3.90%	1,700	0.191460	656.00	39.6%	889,428,005	1,702,899	1,115,397	2,818,296	0.71	0.91
Residential	Braidwood	1.36%	1.36%	776	0.191460	656.00	43.7%	342,222,668	655,220	508,990	1,164,210	0.71	0.91
Residential	General	13.49%	13.49%	5,273	0.164537	656.00	33.9%	4,108,056,530	6,759,273	3,459,088	10,218,361	0.61	0.91
Business		15.53%	15.53%	1,369				1,360,638,864	10,616,505	1,143,067	11,759,571	0.88	834.86
Business	Queanbeyan CBD	3.86%	3.86%	147	1.286924	1,169.00	6.6%	188,333,820	2,423,713	171,843	2,595,556	1.46	1.40
Business	Poplars Business Park	1.12%	1.12%	29	1.286924	1,169.00	2.9%	89,497,800	1,151,769	33,901	1,185,670	1.46	1.40
Business	Googong	0.14%	0.14%	14	1.286924	1,169.00	16.9%	6,251,014	80,446	16,366	96,812	1.46	1.40
Business	Industrial	7.22%	7.22%	802	0.615195	797.00	11.7%	784,529,520	4,826,386	639,194	5,465,580	0.70	0.95
Business	Queanbeyan Suburban	2.60%	2.60%	115	1.486045	797.00	4.7%	126,333,770	1,877,377	91,958	1,969,335	1.68	0.95
Business	General	0.59%	0.59%	262	0.154994	725.00	42.5%	165,692,940	256,814	189,805	446,619	0.18	0.87
Mining		0.05%	0.05%	1	1.814303	8,300.00		2,180,000	39,552	1,948	41,500		
Mining		0.05%	0.05%	1	1.814303	1,948.00	4.7%	2,180,000	39,552	1,948	41,500		
Farmland		6.04%	6.04%	1,043	0.116098	876.00		2,153,699,250	2,500,402	2,070,355	4,570,757		
Farmland		6.04%	6.04%	1,043	0.116098	1,985.00	45.3%	2,153,699,250	2,500,402	2,070,355	4,570,757		
TOTAL		100.00%	100.00%	30,139				18,034,492,752	52,507,522	23,227,683	75,735,204		
		100.00%	100.00%										

Residential Rates Structures - Options Review One to Four



Residential assessments

				Option 1	Option 1	Option 1	Option 1	Option 2	Option 2	Option 2	Option 2	Option 3	Option 3	Option 3	Option 3	Option 4	Option 4	Option 4	Option 4
				Rates	annual	weekly	change %	Rates	annual	weekly	change %	Rates	annual	weekly	change %	Rates	annual	weekly	change %
					change	change			change	change			change	change			change	change	

Residential Rates Structures - Options Review One to Four

Residential sub-categories

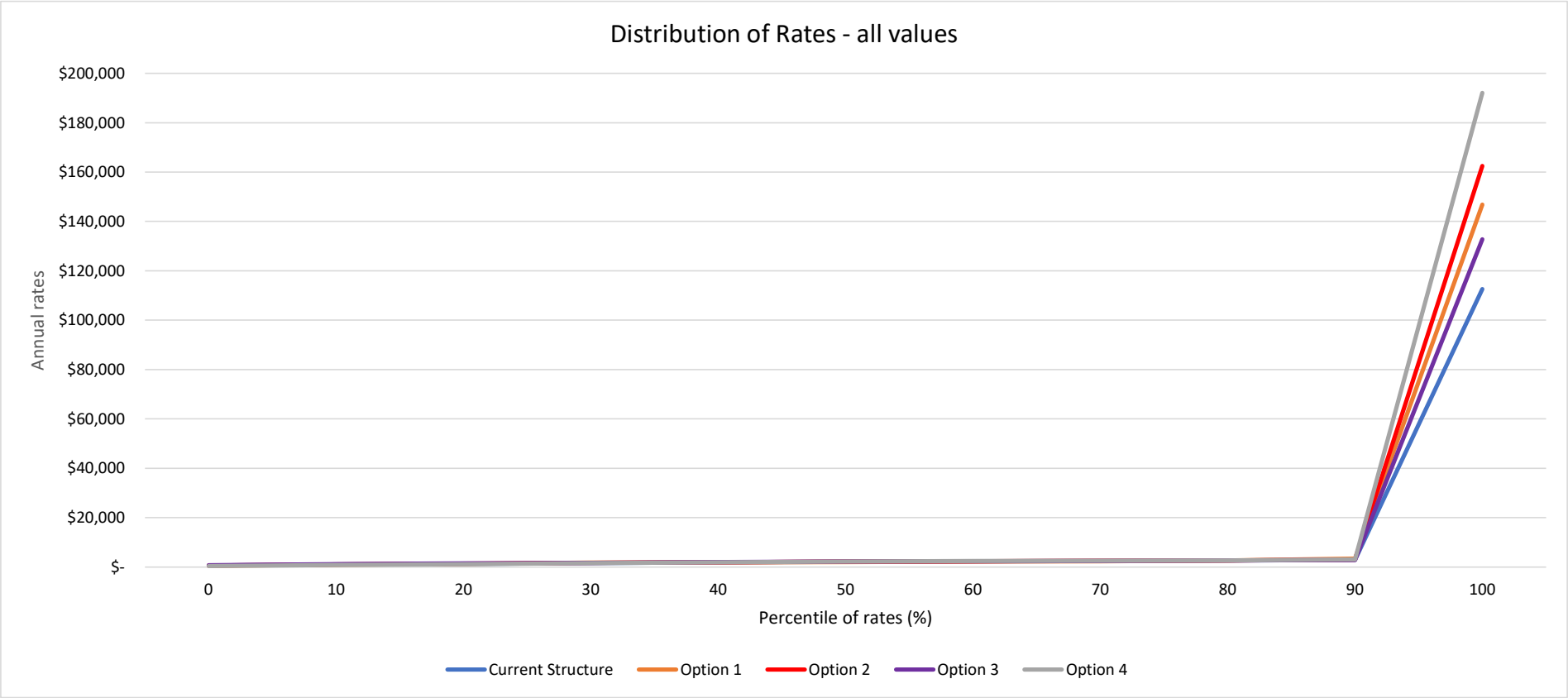
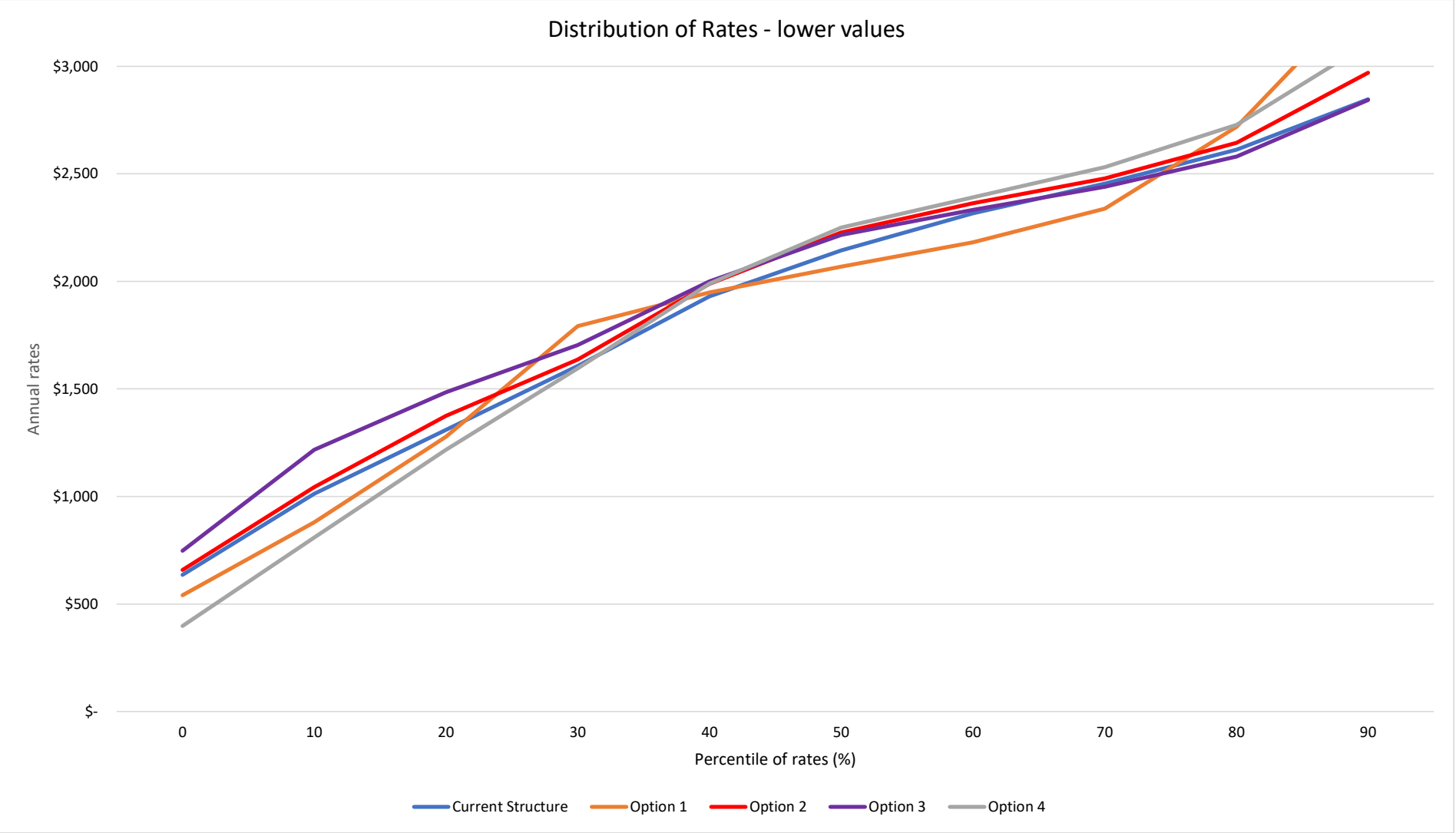
		Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 weekly change	Option 1 change %	Option 2 Rates	Option 2 annual change	Option 2 weekly change	Option 2 change %	Option 3 Rates	Option 3 annual change	Option 3 weekly change	Option 3 change %	Option 4 Rates	Option 4 annual change	Option 4 weekly change	Option 4 change %
Braidwood		776																	
Lowest Value		90,500	765	813	48	\$ 0.92	6.3%	829	65	\$ 1.24	8.4%	748 (	17)	-\$ 0.33	-2.2%	484 (	281)	-\$ 5.40	-36.7%
First Quartile	194	344,000	1,124	1,590	466	\$ 8.95	41.4%	1,315	190	\$ 3.66	16.9%	1,167	43	\$ 0.83	3.8%	1,094 (	30)	-\$ 0.58	-2.7%
Median Value		413,000	1,230	1,802	572	\$ 10.99	46.5%	1,447	217	\$ 4.17	17.6%	1,282	52	\$ 0.99	4.2%	1,261	31	\$ 0.59	2.5%
Third Quartile	194	499,000	1,361	2,065	704	\$ 13.55	51.8%	1,611	251	\$ 4.82	18.4%	1,424	63	\$ 1.21	4.6%	1,468	107	\$ 2.05	7.8%
Maximum Value		1,670,000	3,020	5,656	2,637	\$ 50.71	87.3%	3,853	834	\$ 16.03	27.6%	3,362	343	\$ 6.59	11.3%	4,287	1,268	\$ 24.38	42.0%
Bungendore		1,700																	
Lowest Value		55,800	745	706 (	39)	-\$ 0.76	-5.3%	763	17	\$ 0.34	2.3%	883	137	\$ 2.64	18.4%	495 (	250)	-\$ 4.81	-33.6%
First Quartile	425	448,000	1,584	1,909	325	\$ 6.26	20.5%	1,514 (	70)	-\$ 1.34	-4.4%	1,599	15	\$ 0.30	1.0%	1,537 (	47)	-\$ 0.90	-3.0%
Median Value		516,500	1,675	2,119	444	\$ 8.53	26.5%	1,645 (	31)	-\$ 0.59	-1.8%	1,724	49	\$ 0.94	2.9%	1,719	43	\$ 0.83	2.6%
Third Quartile	425	569,000	1,752	2,280	528	\$ 10.16	30.2%	1,745 (	6)	-\$ 0.12	-0.4%	1,820	68	\$ 1.31	3.9%	1,858	106	\$ 2.05	6.1%
Maximum Value		2,580,000	5,325	8,447	3,122	\$ 60.04	58.6%	5,596	271	\$ 5.20	5.1%	5,492	167	\$ 3.21	3.1%	7,199	1,873	\$ 36.03	35.2%
Googong		3,538																	
Lowest Value		28,964	925	624 (	301)	-\$ 5.79	-32.5%	949	25	\$ 0.47	2.6%	1,249	324	\$ 6.23	35.0%	640 (	285)	-\$ 5.48	-30.8%
First Quartile	885	417,000	2,308	1,814 (	495)	-\$ 9.51	-21.4%	2,265 (	43)	-\$ 0.83	-1.9%	2,371	63	\$ 1.21	2.7%	2,272 (	36)	-\$ 0.69	-1.6%
Median Value		472,000	2,478	1,982 (	496)	-\$ 9.54	-20.0%	2,452 (	26)	-\$ 0.51	-1.1%	2,530	52	\$ 1.00	2.1%	2,504	25	\$ 0.49	1.0%
Third Quartile	885	538,000	2,681	2,185 (	496)	-\$ 9.54	-18.5%	2,676 (	5)	-\$ 0.10	-0.2%	2,721	40	\$ 0.78	1.5%	2,781	101	\$ 1.93	3.8%
Maximum Value		16,550,000	49,264	51,289	2,025	\$ 38.94	4.1%	56,981	7,717	\$ 148.41	15.7%	49,038 (	226)	-\$ 4.35	-0.5%	70,146	20,882	\$ 401.58	42.4%
Queanbeyan		15,951																	
Lowest Value		27,390	795	619 (	176)	-\$ 3.38	-22.1%	818	23	\$ 0.45	2.9%	1,059	264	\$ 5.08	33.2%	547 (	248)	-\$ 4.76	-31.2%
First Quartile	3,988	195,800	1,331	1,135 (	195)	-\$ 3.75	-14.7%	1,389	58	\$ 1.12	4.4%	1,524	194	\$ 3.72	14.5%	1,224 (	107)	-\$ 2.05	-8.0%
Median Value		475,000	2,255	1,992 (	263)	-\$ 5.06	-11.7%	2,336	81	\$ 1.56	3.6%	2,296	41	\$ 0.78	1.8%	2,346	91	\$ 1.75	4.0%
Third Quartile	3,988	569,000	2,585	2,280 (	305)	-\$ 5.87	-11.8%	2,655	70	\$ 1.34	2.7%	2,556 (	30)	-\$ 0.57	-1.1%	2,724	139	\$ 2.67	5.4%
Maximum Value		47,700,000	112,612	146,818	34,206	\$ 657.81	30.4%	162,503	49,891	\$ 959.45	44.3%	132,809	20,197	\$ 388.41	17.9%	192,128	79,516	\$ 1,529.16	70.6%
General		5,761																	
Lowest Value		1,710	636	540 (	96)	-\$ 1.84	-15.1%	659	23	\$ 0.44	3.6%	890	254	\$ 4.89	40.0%	398 (	238)	-\$ 4.57	-37.4%
First Quartile	1,440	575,000	1,563	2,298	735	\$ 14.13	47.0%	1,603	40	\$ 0.76	2.5%	1,668	105	\$ 2.01	6.7%	1,530 (	34)	-\$ 0.65	-2.2%
Median Value		831,000	1,988	3,083	1,095	\$ 21.06	55.1%	2,025	36	\$ 0.70	1.8%	2,015	27	\$ 0.52	1.4%	2,035	47	\$ 0.89	2.3%
Third Quartile	1,440	1,000,000	2,233	3,602	1,369	\$ 26.32	61.3%	2,303	70	\$ 1.35	3.1%	2,245	12	\$ 0.23	0.5%	2,368	136	\$ 2.61	6.1%
Maximum Value		2,926,000	5,273	9,508	4,235	\$ 81.44	80.3%	5,475	202	\$ 3.88	3.8%	4,858 (	415)	-\$ 7.99	-7.9%	6,169	896	\$ 17.23	17.0%

Residential assessments

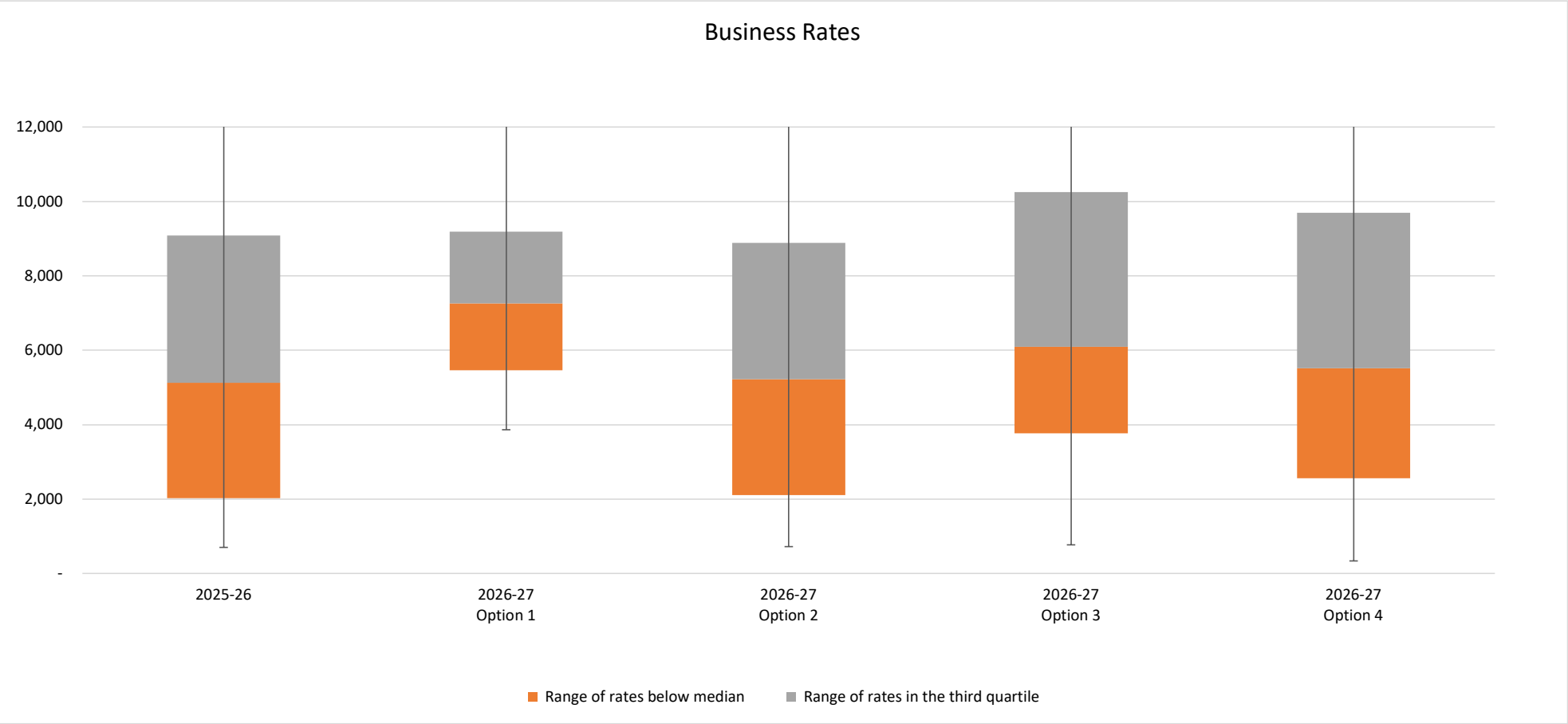
		Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 weekly change	Option 1 change %	Option 2 Rates	Option 2 annual change	Option 2 weekly change	Option 2 change %	Option 3 Rates	Option 3 annual change	Option 3 weekly change	Option 3 change %	Option 4 Rates	Option 4 annual change	Option 4 weekly change	Option 4 change %
All Residential - distrib		27,726																	
Lowest Value		1,710	636	540 (	96)	-\$ 1.84	-15.1%	659	23	\$ 0.44	3.6%	748	112	\$ 2.15	17.6%	398 (	238)	-\$ 4.57	-37.4%
10th percentile	2,773	112,341	1,012	880 (	133)	-\$ 2.55	-13.1%	1,044	32	\$ 0.61	3.1%	1,216	204	\$ 3.93	20.2%	810 (	202)	-\$ 3.89	-20.0%
20th percentile	2,773	242,256	1,309	1,278 (	32)	-\$ 0.61	-2.4%	1,374	65	\$ 1.25	4.9%	1,484	175	\$ 3.36	13.3%	1,217 (	92)	-\$ 1.77	-7.0%
30th percentile	2,773	410,000	1,607	1,792	185	\$ 3.56	11.5%	1,636	29	\$ 0.56	1.8%	1,704	97	\$ 1.87	6.0%	1,594 (	13)	-\$ 0.25	-0.8%
40th percentile	2,773	461,000	1,929	1,949	19	\$ 0.37	1.0%	1,988	59	\$ 1.13	3.1%	2,001	71	\$ 1.37	3.7%	1,990	60	\$ 1.16	3.1%
50th percentile	2,773	500,000	2,144	2,068 (	75)	-\$ 1.45	-3.5%	2,227	84	\$ 1.61	3.9%	2,215	71	\$ 1.37	3.3%	2,250	106	\$ 2.05	5.0%
60th percentile	2,773	537,000	2,317	2,182 (	135)	-\$ 2.60	-5.8%	2,363	46	\$ 0.89	2.0%	2,332	15	\$ 0.28	0.6%	2,390	73	\$ 1.40	3.1%
70th percentile	2,773	588,000	2,454	2,338 (	116)	-\$ 2.23	-4.7%	2,478	24	\$ 0.46	1.0%	2,439 (	15)	-\$ 0.29	-0.6%	2,531	76	\$ 1.47	3.1%
80th percentile	2,773	712,000	2,612	2,719	106	\$ 2.04	4.1%	2,645	32	\$ 0.62	1.2%	2,580 (	32)	-\$ 0.61	-1.2%	2,728	115	\$ 2.22	4.4%
90th percentile	2,773	920,000	2,846	3,356	510	\$ 9.81	17.9%	2,970	124	\$ 2.38	4.3%	2,843 (	3)	-\$ 0.07	-0.1%	3,105	259	\$ 4.98	9.1%
95th percentile	1,386	1,040,000	3,072	3,724	653	\$ 12.55	21.2%	3,245	173	\$ 3.33	5.6%	3,045 (	27)	-\$ 0.52	-0.9%	3,439	367	\$ 7.06	11.9%
100th percentile	1,386	47,700,000	112,612	146,818	34,206	\$ 657.81	30.4%	162,503	49,891	\$ 959.45	44.3%	132,809	20,197	\$ 388.41	17.9%	192,128	79,516	\$ 1,529.16	70.6%

Residential Rates Structures - Options Review One to Four

Residential Rates Distribution



Business Rates Structures - Options Review One to Four



Business Assessments

		Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 % change	Option 2 Rates	Option 2 annual change	Option 2 % change	Option 3 Rates	Option 3 annual change	Option 3 % change	Option 4 Rates	Option 4 annual change	Option 4 % change
All Business	1,369														
Lowest Value		100	703	3,865	3,162	449.8%	725	22	3.1%	768	65	9.2%	341	(362)	-51.5%
First Quartile	342	336,960	2,023	5,467	3,444	170.3%	2,107	85	4.2%	3,769	1,746	86.3%	2,563	540	26.7%
Median Value		714,000	5,128	7,259	2,131	41.6%	5,226	99	1.9%	6,094	966	18.8%	5,521	393	7.7%
Third Quartile	342	1,120,000	9,085	9,189	103	1.1%	8,891	(195)	-2.1%	10,250	1,164	12.8%	9,699	614	6.8%
Maximum Value		21,900,000	312,836	107,966	(204,870)	-65.5%	283,005	(29,831)	-9.5%	195,698	(117,139)	-37.4%	275,618	(37,218)	-11.9%
Strata	273														
Lowest Value		35,370	844	4,033	3,189	377.7%	978	134	15.8%	1,010	166	19.6%	693	(151)	-17.9%
First Quartile	68	135,660	1,607	4,510	2,903	180.7%	1,671	64	4.0%	3,611	2,004	124.7%	2,154	548	34.1%
Median Value		170,680	2,046	4,676	2,630	128.5%	2,089	43	2.1%	3,894	1,848	90.3%	2,566	520	25.4%
Third Quartile	68	260,000	2,625	5,101	2,476	94.3%	2,673	48	1.8%	4,826	2,201	83.8%	3,922	1,297	49.4%
Maximum Value		1,269,900	18,972	9,901	(9,071)	-47.8%	17,512	(1,461)	-7.7%	15,757	(3,215)	-16.9%	19,314	342	1.8%
Non-Strata	1,096														
Lowest Value		100	703	3,865	3,162	449.8%	725	22	3.1%	768	65	9.2%	341	(362)	-51.5%
First Quartile	274	336,960	2,023	5,467	3,444	170.3%	2,107	85	4.2%	3,769	1,746	86.3%	2,563	540	26.7%
Median Value		714,000	5,128	7,259	2,131	41.6%	5,226	99	1.9%	6,094	966	18.8%	5,521	393	7.7%
Third Quartile	274	1,120,000	9,085	9,189	103	1.1%	8,891	(195)	-2.1%	10,250	1,164	12.8%	9,699	614	6.8%
Maximum Value		21,900,000	312,836	107,966	(204,870)	-65.5%	283,005	(29,831)	-9.5%	195,698	(117,139)	-37.4%	275,618	(37,218)	-11.9%

Business sub-categories

		Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 % change	Option 2 Rates	Option 2 annual change	Option 2 % change	Option 3 Rates	Option 3 annual change	Option 3 % change	Option 4 Rates	Option 4 annual change	Option 4 % change
Queanbeyan CBD	147														
Lowest Value		20,200	1,422	3,961	2,540	178.6%	1,429	7	0.5%	9,111	7,690	541.0%	4,224	2,802	197.1%
First Quartile	37	394,500	6,749	5,740	(1,009)	-14.9%	6,246	(503)	-7.5%	12,303	5,554	82.3%	8,866	2,117	31.4%
Median Value		702,000	11,126	7,202	(3,924)	-35.3%	10,203	(922)	-8.3%	14,926	3,800	34.2%	12,681	1,555	14.0%
Third Quartile	37	1,185,000	18,569	9,498	(9,072)	-48.9%	16,419	(2,150)	-11.6%	19,044	475	2.6%	18,672	102	0.6%
Maximum Value		21,900,000	312,836	107,966	(204,870)	-65.5%	283,005	(29,831)	-9.5%	195,698	(117,139)	-37.4%	275,618	(37,218)	-11.9%
Poplars Business Park	29														
Lowest Value		14,500	1,272	3,934	2,662	209.3%	1,356	84	6.6%	13,245	11,973	941.2%	5,963	4,691	368.8%
First Quartile	7	2,110,000	11,994	13,895	1,901	15.9%	28,323	16,329	136.1%	24,174	12,180	101.6%	21,860	9,866	82.3%
Median Value		2,320,000	17,915	14,893	(3,022)	-16.9%	31,026	13,111	73.2%	25,269	7,355	41.1%	23,453	5,538	30.9%
Third Quartile	7	3,450,000	29,458	20,265	(9,193)	-31.2%	45,568	16,110	54.7%	31,163	1,705	5.8%	32,026	2,568	8.7%
Maximum Value		12,200,000	168,371	61,857	(106,514)	-63.3%	158,174	(10,198)	-6.1%	76,800	(91,572)	-54.4%	98,405	(69,966)	-41.6%
Googong	14														
Lowest Value		97,448	2,498	4,328	1,830	73.2%	2,423	(75)	-3.0%	4,448	1,949	78.0%	2,923	425	17.0%
First Quartile	4	109,063	2,661	4,383	1,722	64.7%	2,573	(89)	-3.3%	4,559	1,898	71.3%	3,086	425	16.0%
Median Value		328,797	5,741	5,428	(314)	-5.5%	5,400	(341)	-5.9%	6,672	930	16.2%	6,157	416	7.2%
Third Quartile	4	568,000	9,805	6,565	(3,240)	-33.0%	8,479	(1,327)	-13.5%	8,971	(835)	-8.5%	9,501	(304)	-3.1%
Maximum Value		1,269,900	18,972	9,901	(9,071)	-47.8%	17,512	(1,461)	-7.7%	15,718	(3,254)	-17.2%	19,314	342	1.8%
Queanbeyan Industrial	802														
Lowest Value		28,100	943	3,999	3,056	324.2%	970	27	2.9%	3,175	2,232	236.8%	1,520	577	61.2%
First Quartile	201	484,350	3,577	6,167	2,590	72.4%	3,777	200	5.6%	4,923	1,346	37.6%	4,062	486	13.6%
Median Value		746,000	5,216	7,411	2,195	42.1%	5,386	170	3.3%	5,925	709	13.6%	5,521	305	5.8%
Third Quartile	201	1,160,000	7,879	9,379	1,500	19.0%	7,933	55	0.7%	7,511	(367)	-4.7%	7,828	(51)	-0.6%
Maximum Value		6,410,000	38,327	34,335	(3,992)	-10.4%	40,231	1,904	5.0%	27,626	(10,701)	-27.9%	37,088	(1,239)	-3.2%
Queanbeyan	115														
Lowest Value		6,270	866	3,895	3,029	349.6%	890	24	2.8%	7,735	6,869	792.9%	3,492	2,626	303.1%
First Quartile	29	455,750	6,988	6,031	(957)	-13.7%	7,570	581	8.3%	11,588	4,600	65.8%	9,097	2,109	30.2%
Median Value		802,000	12,778	7,677	(5,101)	-39.9%	12,715	(63)	-0.5%	14,557	1,779	13.9%	13,415	637	5.0%
Third Quartile	29	1,307,500	20,401	10,080	(10,321)	-50.6%	20,227	(174)	-0.9%	18,891	(1,510)	-7.4%	19,719	(682)	-3.3%
Maximum Value		6,740,000	82,258	35,903	(46,355)	-56.4%	100,956	18,698	22.7%	65,465	(16,793)	-20.4%	87,464	5,206	6.3%
General	262														
Lowest Value		100	703	3,865	3,162	449.8%	725	22	3.1%	768	65	9.2%	341	(362)	-51.5%
First Quartile	65	164,150	946	4,645	3,699	390.9%	979	33	3.5%	1,011	65	6.9%	695	(251)	-26.5%
Median Value		471,000	1,405	6,104	4,699	334.4%	1,455	50	3.6%	1,466	61	4.3%	1,357	(48)	-3.4%
Third Quartile	65	791,500	1,879	7,627	5,749	306.0%	1,952	73	3.9%	1,941	62	3.3%	2,048	169	9.0%
Maximum Value		9,500,000	15,375	49,023	33,649	218.9%	15,449	75	0.5%	14,847	(528)	-3.4%	20,829	5,455	35.5%

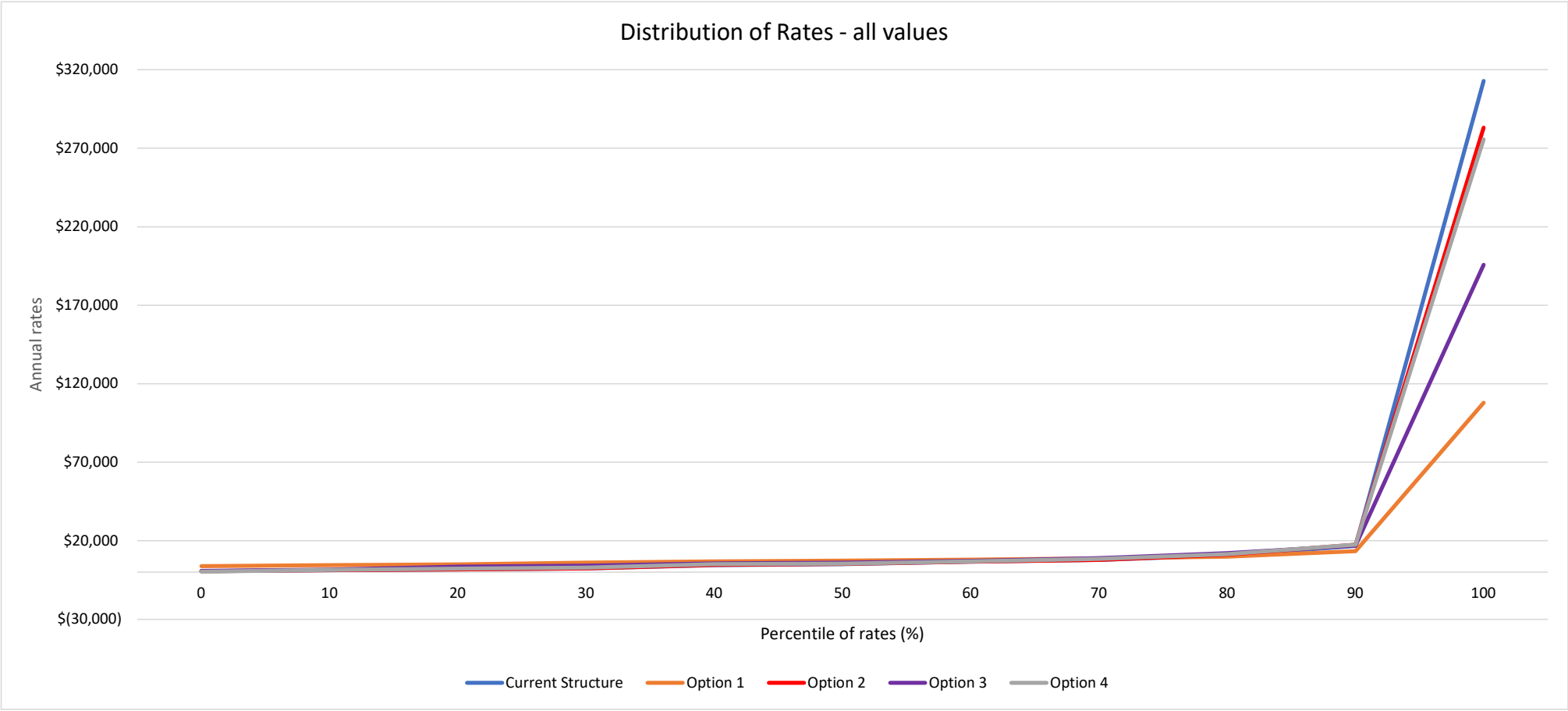
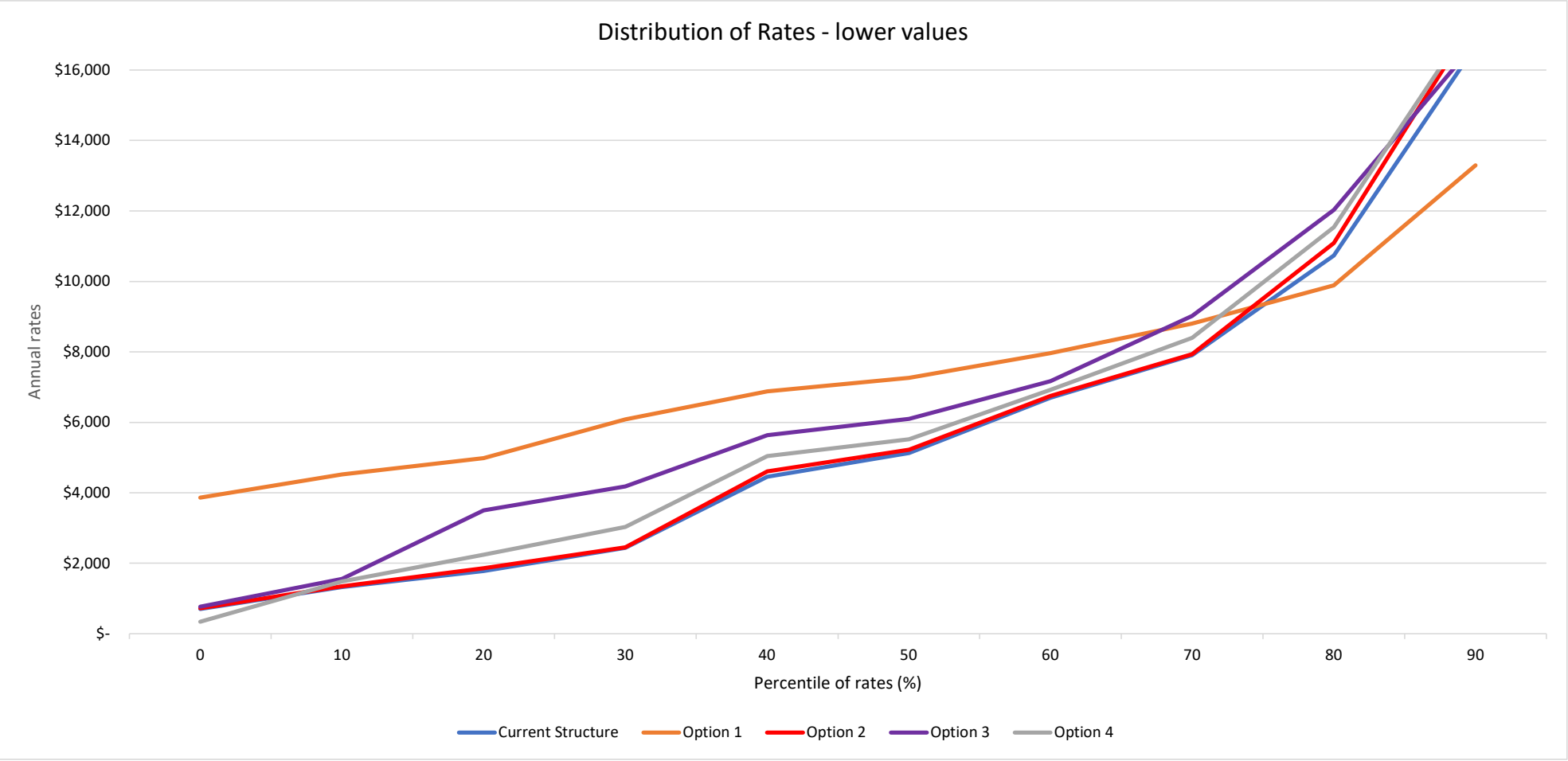
Other - by suburb

		Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 % change	Option 2 Rates	Option 2 annual change	Option 2 % change	Option 3 Rates	Option 3 annual change	Option 3 % change	Option 4 Rates	Option 4 annual change	Option 4 % change
Braidwood	69														
Lowest Value		41,400	782	4,062	3,280	419.4%	789	7	0.9%	829	47	6.1%	430 (	352)	-45.0%
First Quartile	17	251,000	1,124	5,058	3,934	350.0%	1,114 (	10)	-0.9%	1,140	16	1.4%	882 (	242)	-21.5%
Median Value		435,000	1,388	5,933	4,545	327.5%	1,399	11	0.8%	1,413	25	1.8%	1,279 (	109)	-7.8%
Third Quartile	17	615,000	1,540	6,788	5,249	340.9%	1,678	139	9.0%	1,679	140	9.1%	1,667	128	8.3%
Maximum Value		1,580,000	3,394	11,376	7,981	235.2%	3,174 (	220)	-6.5%	3,110 (	285)	-8.4%	3,749	354	10.4%
Bungendore	85														
Lowest Value		5,730	712	3,892	3,181	446.9%	734	22	3.1%	776	65	9.1%	353 (	358)	-50.3%
First Quartile	21	489,000	1,537	6,189	4,652	302.7%	1,483 (	54)	-3.5%	1,493 (	44)	-2.9%	1,396 (	141)	-9.2%
Median Value		754,500	1,773	7,452	5,678	320.2%	1,894	121	6.8%	1,886	113	6.4%	1,968	195	11.0%
Third Quartile	21	1,070,000	1,966	8,951	6,985	355.4%	2,383	418	21.2%	2,354	388	19.7%	2,649	683	34.7%
Maximum Value		3,750,000	6,879	21,691	14,812	215.3%	6,537 (	341)	-5.0%	6,326 (	553)	-8.0%	8,429	1,550	22.5%

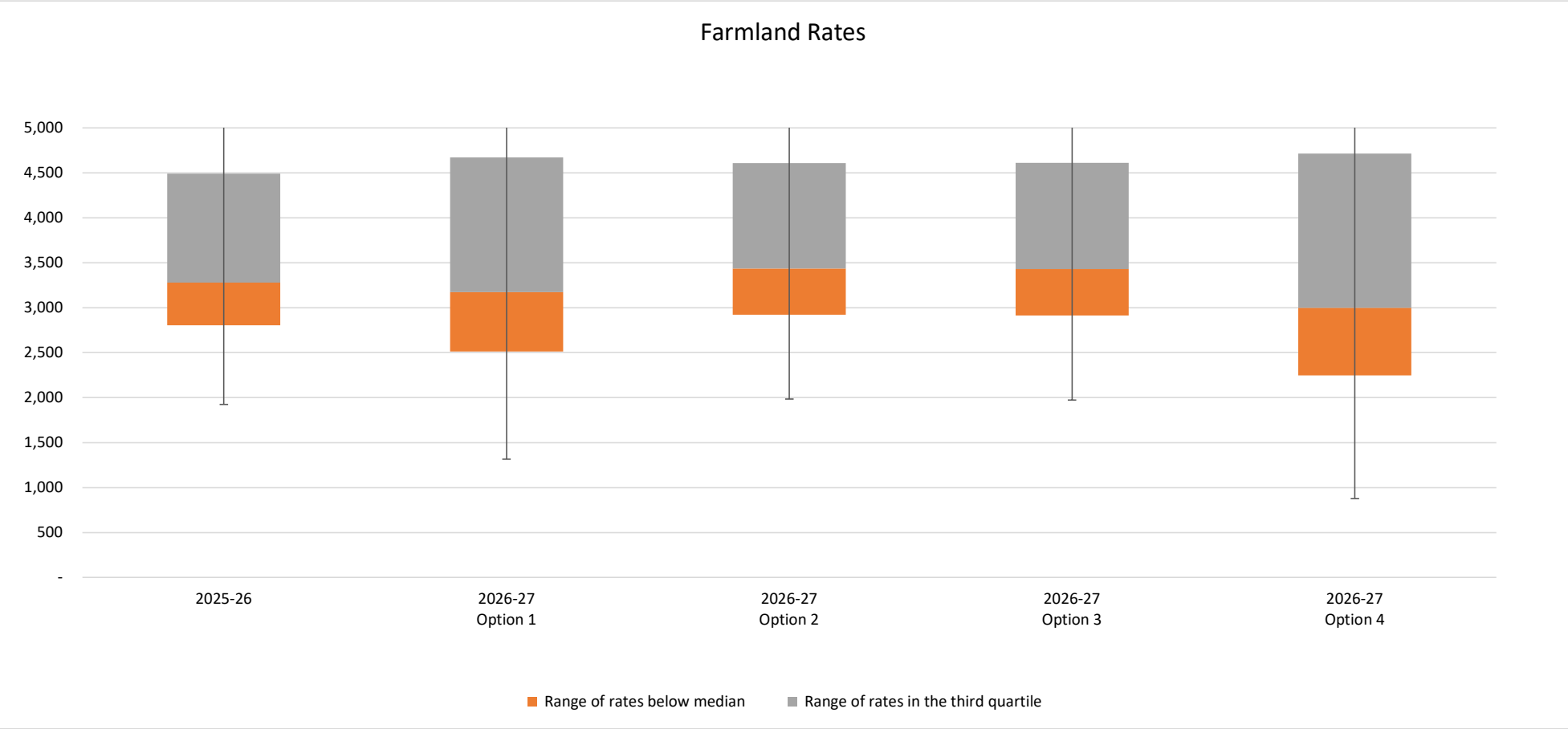
Business Rates

				Option 1	Option 1		Option 2	Option 2		Option 3	Option 3		Option 4	Option 4	
	Land values	Current Rates	Option 1 Rates	annual change	% change		Option 2 Rates	annual change	% change	Option 3 Rates	annual change	% change	Option 4 Rates	annual change	% change
Business rates distribution	1,369														
Lowest Value		100	703	3,865	3,162	449.8%	725	22	3.1%	768	65	9.2%	341	(362)	-51.5%
10th percentile	137	137,900	1,320	4,521	3,201	242.5%	1,347	27	2.1%	1,554	234	17.8%	1,485	165	12.5%
20th percentile	137	234,800	1,783	4,981	3,198	179.4%	1,860	77	4.3%	3,499	1,716	96.3%	2,244	461	25.8%
30th percentile	137	466,600	2,444	6,083	3,639	148.9%	2,458	13	0.5%	4,180	1,736	71.0%	3,032	587	24.0%
40th percentile	137	634,000	4,463	6,879	2,416	54.1%	4,605	143	3.2%	5,639	1,176	26.4%	5,041	579	13.0%
50th percentile	137	714,000	5,128	7,259	2,131	41.6%	5,226	99	1.9%	6,094	966	18.8%	5,521	393	7.7%
60th percentile	137	863,000	6,697	7,967	1,270	19.0%	6,752	55	0.8%	7,169	472	7.0%	6,924	226	3.4%
70th percentile	137	1,040,000	7,904	8,809	905	11.4%	7,934	30	0.4%	9,027	1,123	14.2%	8,397	493	6.2%
80th percentile	137	1,267,920	10,735	9,892	(843)	-7.9%	11,087	352	3.3%	12,032	1,297	12.1%	11,540	805	7.5%
90th percentile	137	1,984,000	16,683	13,296	(3,388)	-20.3%	17,486	802	4.8%	16,775	91	0.5%	17,568	884	5.3%
95th percentile	68	2,836,000	24,300	17,346	(6,954)	-28.6%	27,049	2,749	11.3%	22,238	(2,061)	-8.5%	23,806	(494)	-2.0%
96th percentile	14	3,305,200	26,584	19,576	(7,008)	-26.4%	28,723	2,139	8.0%	24,345	(2,239)	-8.4%	25,493	(1,090)	-4.1%
97th percentile	14	3,776,000	29,751	21,814	(7,937)	-26.7%	31,983	2,232	7.5%	26,628	(3,123)	-10.5%	29,395	(356)	-1.2%
98th percentile	14	4,320,000	36,900	24,400	(12,500)	-33.9%	41,134	4,233	11.5%	31,154	(5,747)	-15.6%	35,529	(1,371)	-3.7%
99th percentile	14	5,511,200	62,280	30,062	(32,217)	-51.7%	59,878	(2,401)	-3.9%	42,973	(19,307)	-31.0%	52,661	(9,619)	-15.4%
100th percentile	14	21,900,000	312,836	107,966	(204,870)	-65.5%	283,005	(29,831)	-9.5%	195,698	(117,139)	-37.4%	275,618	(37,218)	-11.9%

Business Rates Distribution



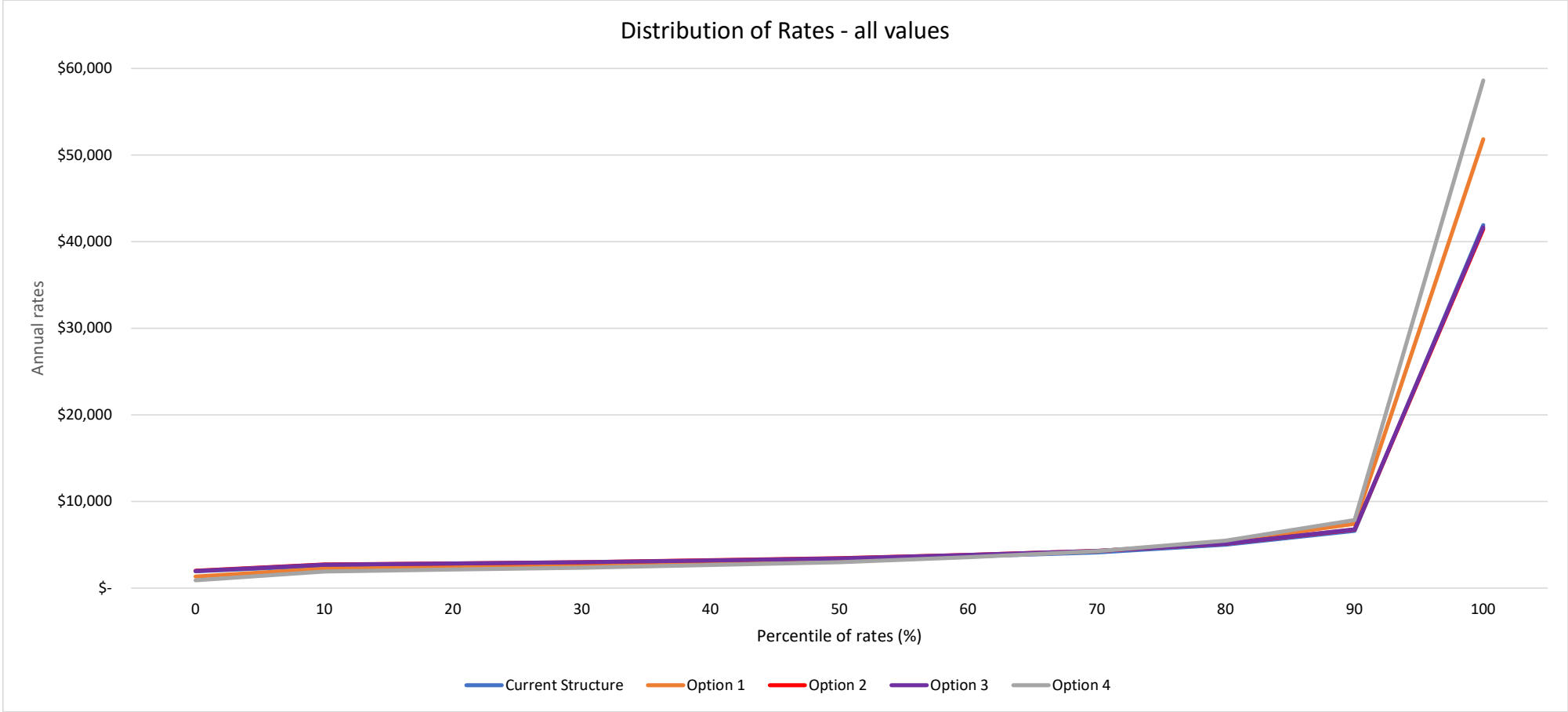
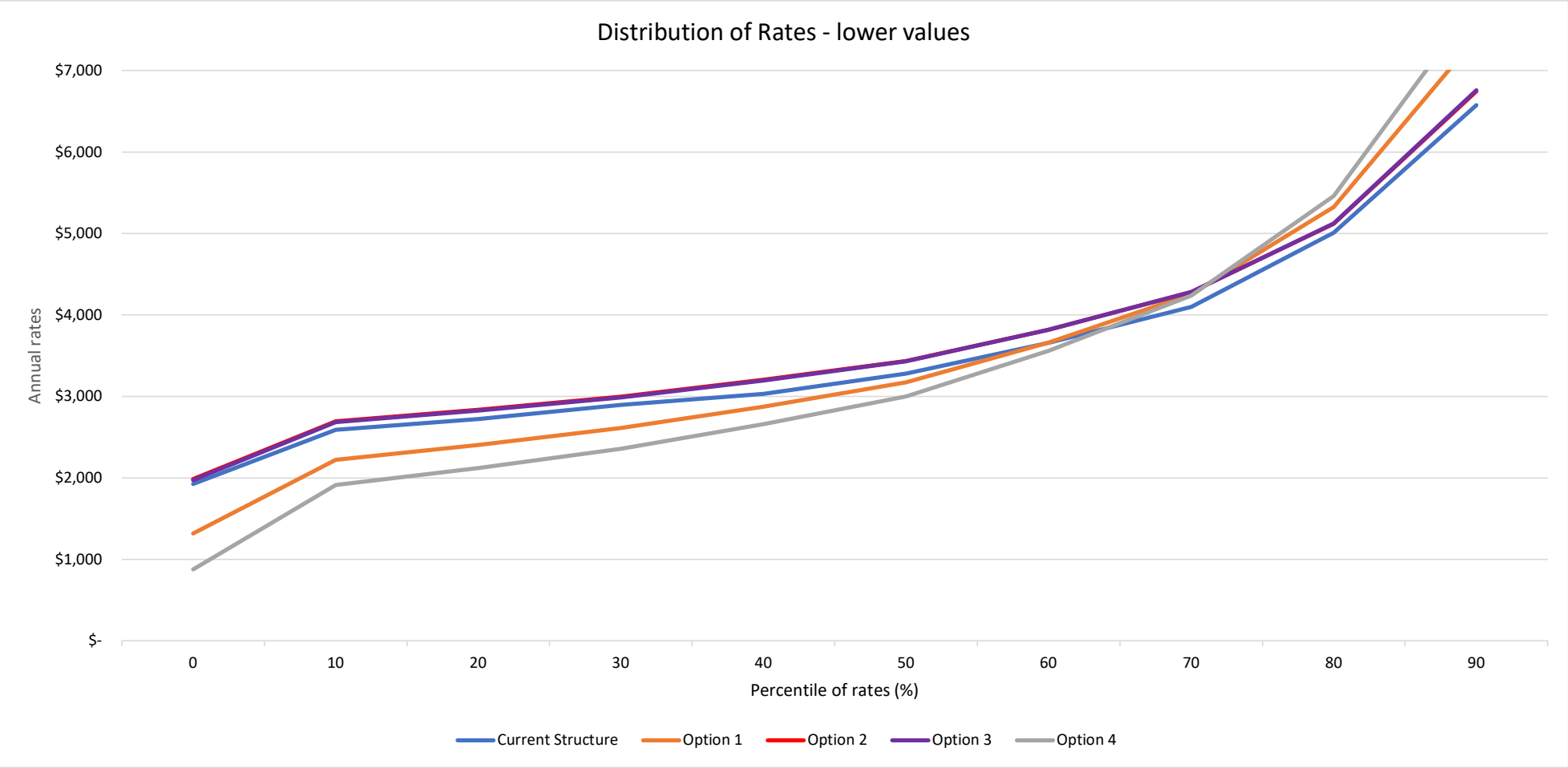
Farmland Rates Structures - Options Review One to Four



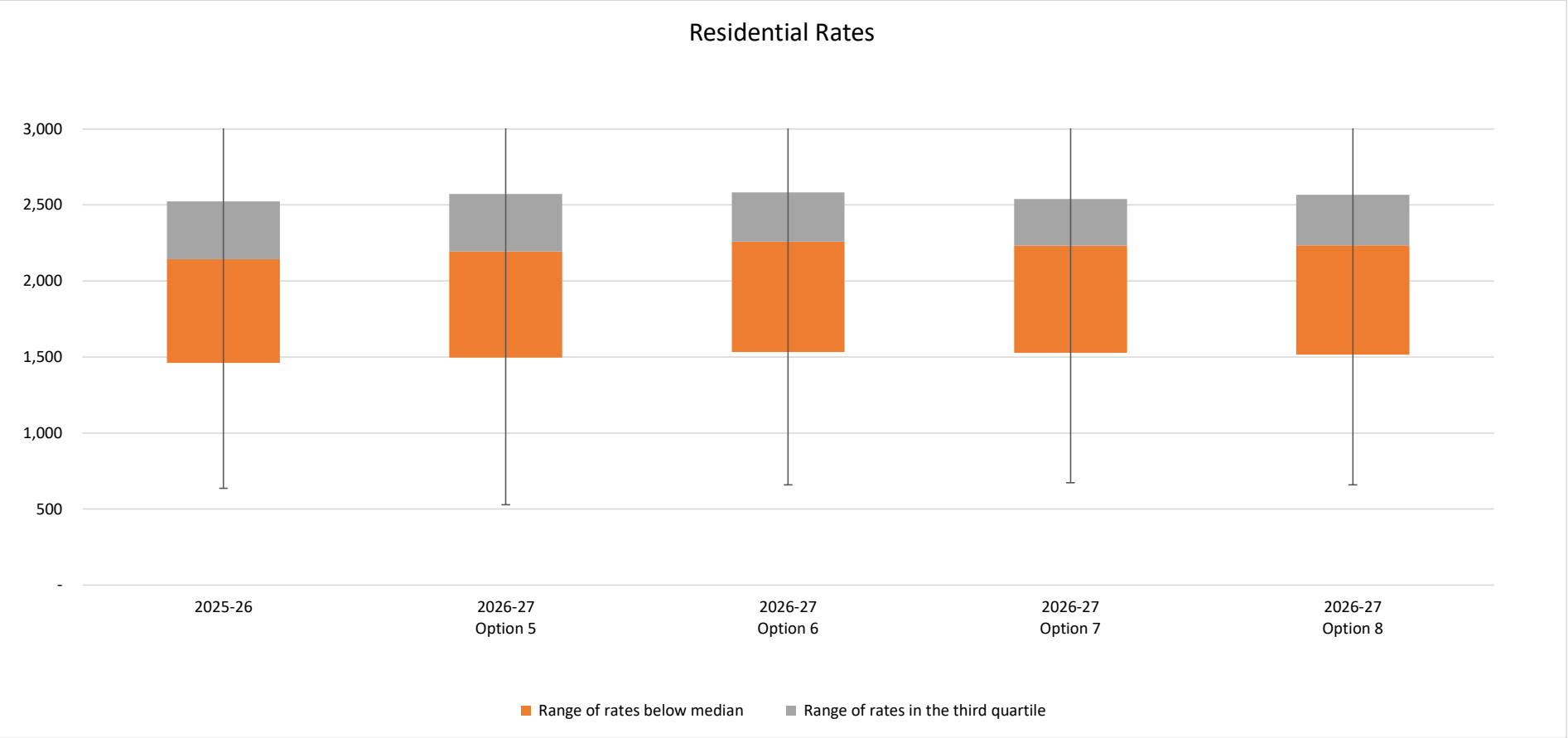
Farmland Assessments

		Land values	Current Rates	Option 1 Rates	Option 1 annual change	Option 1 % change	Option 2 Rates	Option 2 annual change	Option 2 % change	Option 3 Rates	Option 3 annual change	Option 3 % change	Option 4 Rates	Option 4 annual change	Option 4 % change
All Farmland	1,043														
Lowest Value		750	1,926	1,316 (	610)	-31.7%	1,986	60	3.1%	1,973	47	2.4%	877 (	1,049)	-54.4%
First Quartile	261	807,000	2,804	2,514 (	290)	-10.4%	2,922	118	4.2%	2,914	110	3.9%	2,246 (	558)	-19.9%
Median Value		1,250,000	3,279	3,172 (	107)	-3.2%	3,436	158	4.8%	3,431	153	4.7%	2,999 (	280)	-8.5%
Third Quartile	261	2,260,000	4,491	4,672	182	4.1%	4,609	118	2.6%	4,610	120	2.7%	4,714	223	5.0%
Maximum Value		34,000,000	41,915	51,825	9,910	23.6%	41,458 (	457)	-1.1%	41,660 (	256)	-0.6%	58,610	16,695	39.8%
Farmland rates distribution	1,043														
Lowest Value		750	1,926	1,316 (	610)	-31.7%	1,986	60	3.1%	1,973	47	2.4%	877 (	1,049)	-54.4%
10th percentile	104	610,400	2,590	2,222 (	368)	-14.2%	2,694	104	4.0%	2,685	95	3.7%	1,912 (	677)	-26.2%
20th percentile	104	732,400	2,722	2,403 (	319)	-11.7%	2,835	113	4.1%	2,827	105	3.8%	2,120 (	603)	-22.1%
30th percentile	104	872,000	2,893	2,610 (	283)	-9.8%	2,997	104	3.6%	2,990	96	3.3%	2,357 (	537)	-18.5%
40th percentile	104	1,050,000	3,029	2,875 (	155)	-5.1%	3,204	175	5.8%	3,198	168	5.6%	2,659 (	371)	-12.2%
50th percentile	104	1,250,000	3,279	3,172 (	107)	-3.2%	3,436	158	4.8%	3,431	153	4.7%	2,999 (	280)	-8.5%
60th percentile	104	1,580,000	3,660	3,662	2	0.1%	3,819	159	4.4%	3,816	156	4.3%	3,559 (	101)	-2.8%
70th percentile	104	1,980,000	4,100	4,256	156	3.8%	4,284	183	4.5%	4,283	183	4.5%	4,238	138	3.4%
80th percentile	104	2,700,000	5,009	5,326	318	6.3%	5,120	111	2.2%	5,124	115	2.3%	5,461	452	9.0%
90th percentile	104	4,100,000	6,576	7,406	830	12.6%	6,745	169	2.6%	6,758	182	2.8%	7,838	1,262	19.2%
95th percentile	52	5,699,000	8,533	9,781	1,248	14.6%	8,601	68	0.8%	8,624	91	1.1%	10,553	2,020	23.7%
96th percentile	10	7,005,600	9,534	11,723	2,188	23.0%	10,118	584	6.1%	10,149	615	6.5%	12,772	3,238	34.0%
97th percentile	10	8,032,200	11,729	13,248	1,519	13.0%	11,310 (	418)	-3.6%	11,348 (	381)	-3.2%	14,515	2,786	23.8%
98th percentile	10	10,000,000	13,434	16,171	2,737	20.4%	13,595	161	1.2%	13,645	211	1.6%	17,857	4,423	32.9%
99th percentile	10	12,964,000	15,952	20,574	4,622	29.0%	17,036	1,084	6.8%	17,105	1,152	7.2%	22,890	6,937	43.5%
100th percentile	10	34,000,000	41,915	51,825	9,910	23.6%	41,458 (	457)	-1.1%	41,660 (	256)	-0.6%	58,610	16,695	39.8%

Farmland Rates Distribution



Residential Rates Structures - Options Review Five to Eight



Residential Rates Structures - Options Review Five to Eight

Residential assessments

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 weekly change	Option 5 change %	Option 6 Rates	Option 6 annual change	Option 6 weekly change	Option 6 change %	Option 7 Rates	Option 7 annual change	Option 7 weekly change	Option 7 change %	Option 8 Rates	Option 8 annual change	Option 8 weekly change	Option 8 change %
All Residential		27,726																	
Lowest Value		1,710	636	528	(108)	-\$ 2.08	-17.0%	659	23	\$ 0.44	3.6%	673	37	\$ 0.71	5.8%	659	23	\$ 0.44	3.6%
First Quartile		6,931	332,857	1,496	35	\$ 0.68	2.4%	1,533	72	\$ 1.39	5.0%	1,528	68	\$ 1.30	4.6%	1,516	55	\$ 1.06	3.8%
Median Value			500,000	2,195	51	\$ 0.98	2.4%	2,257	114	\$ 2.19	5.3%	2,232	89	\$ 1.71	4.1%	2,234	91	\$ 1.74	4.2%
Third Quartile		6,931	648,000	2,524	49	\$ 0.95	2.0%	2,582	58	\$ 1.12	2.3%	2,540	16	\$ 0.30	0.6%	2,567	43	\$ 0.83	1.7%
Maximum Value		47,700,000	112,612	163,621	51,009	\$ 980.95	45.3%	165,710	53,098	\$ 1,021.12	47.2%	162,623	50,011	\$ 961.75	44.4%	162,503	49,891	\$ 959.45	44.3%
Pensioners - residential (before concessions and rebates)		2,535																	
Lowest Value		27,390	672	598	(74)	-\$ 1.43	-11.1%	732	60	\$ 1.15	8.9%	745	73	\$ 1.40	10.8%	731	59	\$ 1.13	8.7%
First Quartile		634	398,000	1,506	63	\$ 1.21	4.2%	1,593	87	\$ 1.67	5.8%	1,588	81	\$ 1.56	5.4%	1,573	67	\$ 1.28	4.4%
Median Value			504,000	2,167	92	\$ 1.77	4.3%	2,290	124	\$ 2.38	5.7%	2,261	95	\$ 1.82	4.4%	2,272	105	\$ 2.01	4.8%
Third Quartile		634	600,000	2,474	69	\$ 1.32	2.8%	2,537	63	\$ 1.22	2.6%	2,516	42	\$ 0.81	1.7%	2,523	49	\$ 0.94	2.0%
Maximum Value		2,170,000	4,591	4,922	331	\$ 6.37	7.2%	4,945	354	\$ 6.80	7.7%	4,881	290	\$ 5.58	6.3%	5,507	916	\$ 17.61	19.9%
Strata Unit		5,794																	
Lowest Value		27,390	765	851	86	\$ 1.65	11.2%	820	55	\$ 1.06	7.2%	834	69	\$ 1.33	9.1%	818	53	\$ 1.02	7.0%
First Quartile		1,449	71,500	950	55	\$ 1.06	5.8%	977	26	\$ 0.51	2.8%	981	30	\$ 0.58	3.2%	972	21	\$ 0.41	2.3%
Median Value			127,274	1,117	75	\$ 1.43	6.7%	1,165	48	\$ 0.93	4.3%	1,165	48	\$ 0.93	4.3%	1,157	40	\$ 0.76	3.5%
Third Quartile		1,449	200,520	1,346	96	\$ 1.84	7.1%	1,419	73	\$ 1.40	5.4%	1,417	71	\$ 1.37	5.3%	1,405	59	\$ 1.14	4.4%
Maximum Value		570,000	2,565	2,703	138	\$ 2.65	5.4%	2,697	131	\$ 2.52	5.1%	2,675	110	\$ 2.12	4.3%	2,658	93	\$ 1.78	3.6%
Non Strata		21,932																	
Lowest Value		1,710	636	528	(108)	-\$ 2.08	-17.0%	659	23	\$ 0.44	3.6%	673	37	\$ 0.71	5.8%	659	23	\$ 0.44	3.6%
First Quartile		5,483	332,857	1,461	35	\$ 0.68	2.4%	1,533	72	\$ 1.39	5.0%	1,528	68	\$ 1.30	4.6%	1,516	55	\$ 1.06	3.8%
Median Value			500,000	2,144	51	\$ 0.98	2.4%	2,257	114	\$ 2.19	5.3%	2,232	89	\$ 1.71	4.1%	2,234	91	\$ 1.74	4.2%
Third Quartile		5,483	648,000	2,524	49	\$ 0.95	2.0%	2,582	58	\$ 1.12	2.3%	2,540	16	\$ 0.30	0.6%	2,567	43	\$ 0.83	1.7%
Maximum Value		47,700,000	112,612	163,621	51,009	\$ 980.95	45.3%	165,710	53,098	\$ 1,021.12	47.2%	162,623	50,011	\$ 961.75	44.4%	162,503	49,891	\$ 959.45	44.3%

Residential Rates Structures - Options Review Five to Eight

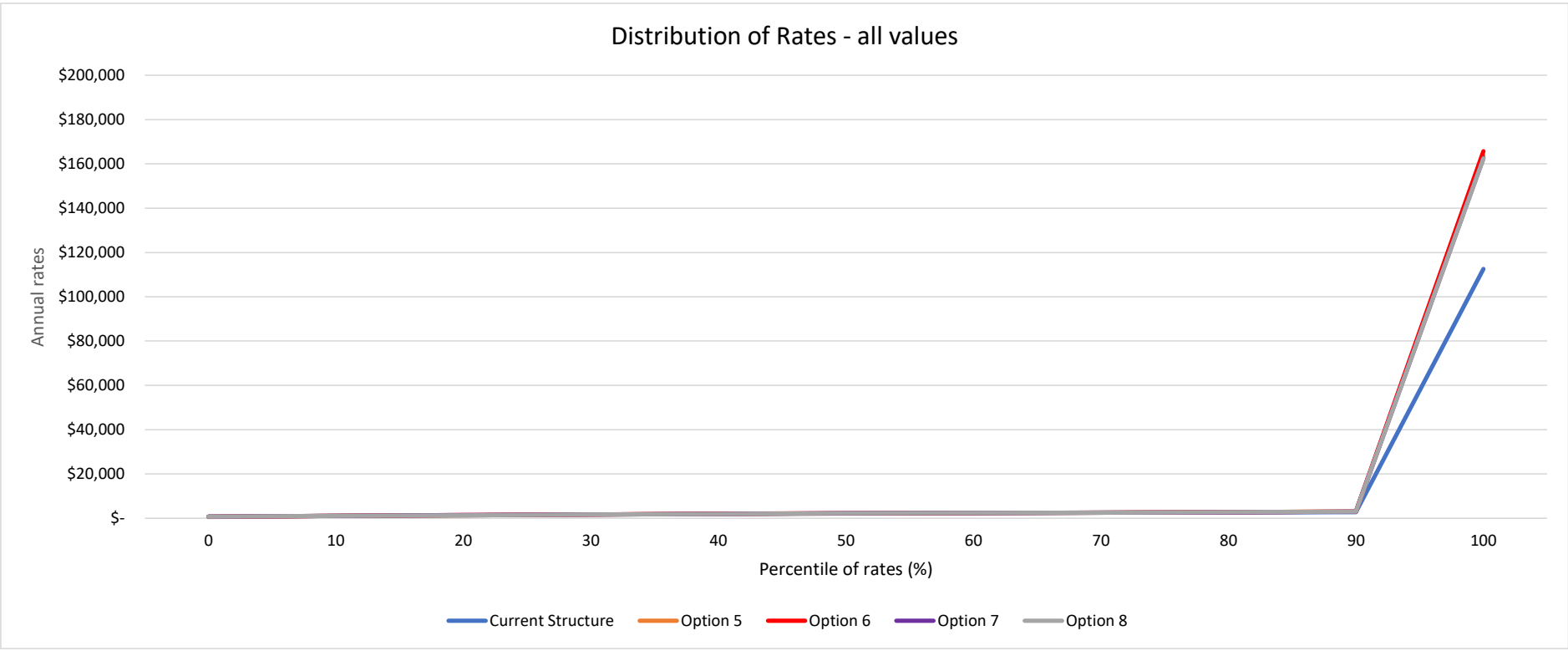
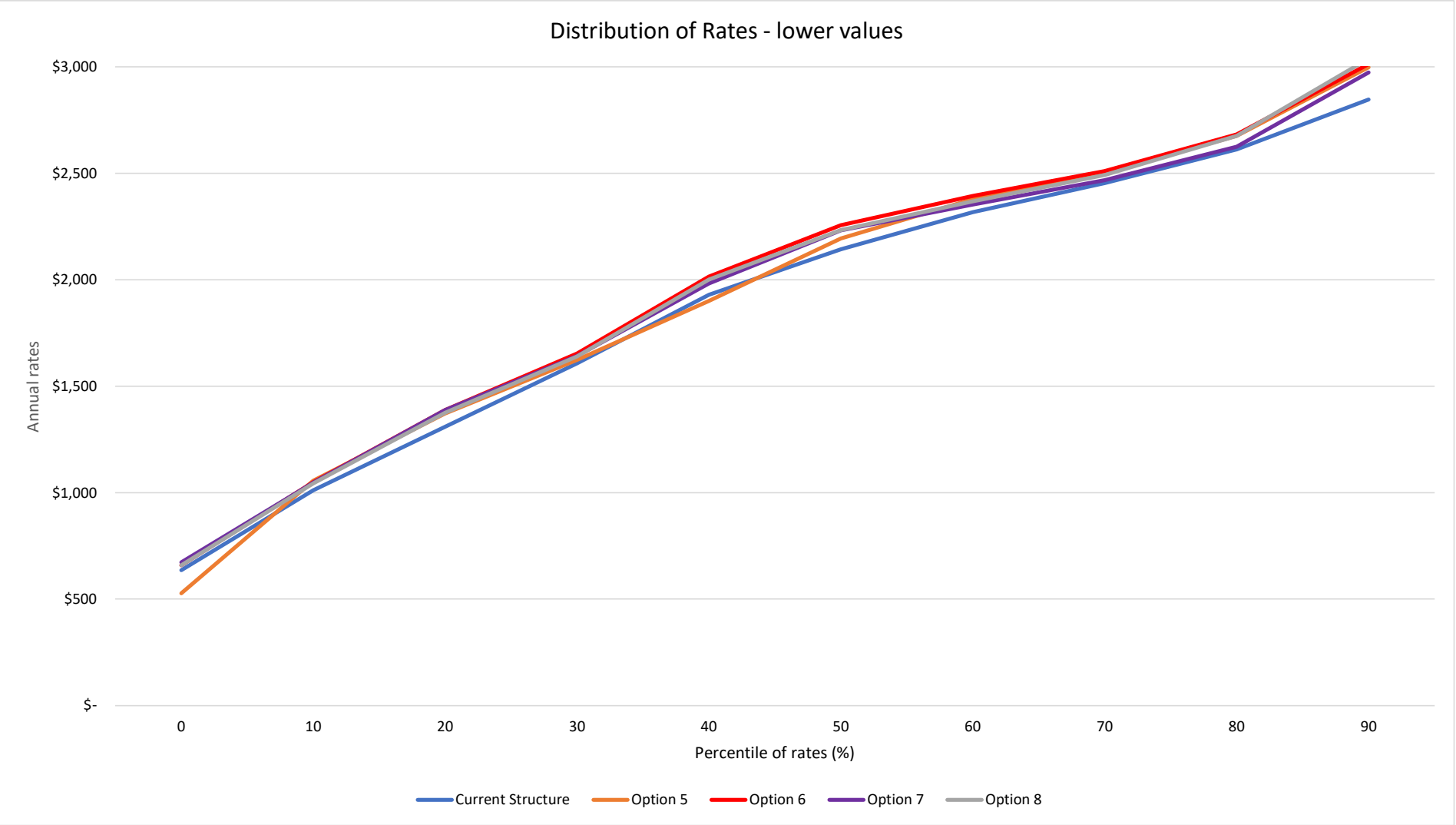
Residential sub-categories

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 weekly change	Option 5 change %	Option 6 Rates	Option 6 annual change	Option 6 weekly change	Option 6 change %	Option 7 Rates	Option 7 annual change	Option 7 weekly change	Option 7 change %	Option 8 Rates	Option 8 annual change	Option 8 weekly change	Option 8 change %
Braidwood	776																		
Lowest Value		90,500	765	861	96	\$ 1.85	12.6%	833	68	\$ 1.32	8.9%	843	78	\$ 1.50	10.2%	829	65	\$ 1.24	8.4%
First Quartile	194	344,000	1,124	1,345	221	\$ 4.24	19.6%	1,329	205	\$ 3.94	18.2%	1,327	203	\$ 3.90	18.0%	1,315	190	\$ 3.66	16.9%
Median Value		413,000	1,230	1,477	247	\$ 4.75	20.1%	1,464	234	\$ 4.51	19.1%	1,459	229	\$ 4.41	18.6%	1,447	217	\$ 4.17	17.6%
Third Quartile	194	499,000	1,361	1,641	280	\$ 5.39	20.6%	1,633	272	\$ 5.23	20.0%	1,623	263	\$ 5.05	19.3%	1,611	251	\$ 4.82	18.4%
Maximum Value		1,670,000	3,020	3,878	859	\$ 16.51	28.4%	3,925	905	\$ 17.41	30.0%	3,861	841	\$ 16.18	27.9%	3,853	834	\$ 16.03	27.6%
Bungendore	1,700																		
Lowest Value		55,800	745	795	49	\$ 0.95	6.6%	765	20	\$ 0.38	2.7%	777	31	\$ 0.60	4.2%	763	17	\$ 0.34	2.3%
First Quartile	425	448,000	1,584	1,544 (40)	-\$ 0.76	-2.5%	1,533 (51)	-\$ 0.97	-3.2%	1,526 (58)	-\$ 1.11	-3.6%	1,514 (70)	-\$ 1.34	-4.4%	1,514 (70)	-\$ 1.34	-4.4%	-1.8%
Median Value		516,500	1,675	1,675 (1)	-\$ 0.01	0.0%	1,667 (8)	-\$ 0.16	-0.5%	1,657 (19)	-\$ 0.36	-1.1%	1,645 (31)	-\$ 0.59	-1.8%	1,645 (31)	-\$ 0.59	-1.8%	-0.4%
Third Quartile	425	569,000	1,752	1,775	23	\$ 0.45	1.3%	1,770	18	\$ 0.35	1.0%	1,757	6	\$ 0.11	0.3%	1,745 (6)	-\$ 0.12	-0.4%	5.1%
Maximum Value		2,580,000	5,325	5,617	291	\$ 5.61	5.5%	5,706	381	\$ 7.33	7.2%	5,600	274	\$ 5.28	5.2%	5,596	271	\$ 5.20	5.1%
Googong	3,538																		
Lowest Value		28,964	925	981	56	\$ 1.08	6.1%	951	26	\$ 0.51	2.9%	839 (85)	-\$ 1.64	-9.2%	949	25	\$ 0.47	2.6%	-1.9%
First Quartile	885	417,000	2,308	2,306 (3)	-\$ 0.05	-0.1%	2,293 (15)	-\$ 0.29	-0.7%	2,156 (152)	-\$ 2.93	-6.6%	2,265 (43)	-\$ 0.83	-1.9%	2,265 (43)	-\$ 0.83	-1.9%	-0.2%
Median Value		472,000	2,478	2,494	15	\$ 0.29	0.6%	2,484	5	\$ 0.10	0.2%	2,343 (135)	-\$ 2.61	-5.5%	2,452 (26)	-\$ 0.51	-1.1%	15.7%	
Third Quartile	885	538,000	2,681	2,719	38	\$ 0.73	1.4%	2,712	31	\$ 0.59	1.2%	2,567 (114)	-\$ 2.19	-4.3%	2,676 (5)	-\$ 0.10	-0.2%		
Maximum Value		16,550,000	49,264	57,389	8,125	\$ 156.25	16.5%	58,094	8,830	\$ 169.80	17.9%	56,908	7,643	\$ 146.99	15.5%	56,981	7,717	\$ 148.41	
Queanbeyan	15,951																		
Lowest Value		27,390	795	851	56	\$ 1.07	7.0%	820	25	\$ 0.48	3.2%	834	39	\$ 0.76	4.9%	818	23	\$ 0.45	2.9%
First Quartile	3,988	195,800	1,331	1,426	95	\$ 1.83	7.1%	1,402	72	\$ 1.38	5.4%	1,406	75	\$ 1.44	5.6%	1,389	58	\$ 1.12	4.4%
Median Value		475,000	2,255	2,379	124	\$ 2.38	5.5%	2,368	113	\$ 2.17	5.0%	2,353	98	\$ 1.88	4.3%	2,336	81	\$ 1.56	3.6%
Third Quartile	3,988	569,000	2,585	2,700	115	\$ 2.21	4.4%	2,693	108	\$ 2.08	4.2%	2,672	87	\$ 1.67	3.4%	2,655	70	\$ 1.34	2.7%
Maximum Value		47,700,000	112,612	163,621	51,009	\$ 980.95	45.3%	165,710	53,098	\$ 1,021.12	47.2%	162,623	50,011	\$ 961.75	44.4%	162,503	49,891	\$ 959.45	44.3%
General	5,761																		
Lowest Value		1,710	636	528 (108)	-\$ 2.08	-17.0%	659	23	\$ 0.44	3.6%	673	37	\$ 0.71	5.8%	659	23	\$ 0.44	3.6%	
First Quartile	1,440	575,000	1,563	1,448 (115)	-\$ 2.22	-7.4%	1,622	58	\$ 1.12	3.7%	1,618	54	\$ 1.04	3.5%	1,611	48	\$ 0.92	3.1%	
Median Value		831,000	1,988	1,861 (128)	-\$ 2.46	-6.4%	2,052	63	\$ 1.22	3.2%	2,039	51	\$ 0.98	2.6%	2,054	66	\$ 1.27	3.3%	
Third Quartile	1,440	1,000,000	2,233	2,130 (102)	-\$ 1.97	-4.6%	2,336	103	\$ 1.98	4.6%	2,318	85	\$ 1.64	3.8%	2,336	103	\$ 1.98	4.6%	
Maximum Value		2,926,000	5,273	5,223 (51)	-\$ 0.98	-1.0%	5,571	297	\$ 5.72	5.6%	5,492	219	\$ 4.20	4.1%	8,017	2,743	\$ 52.76	52.0%	

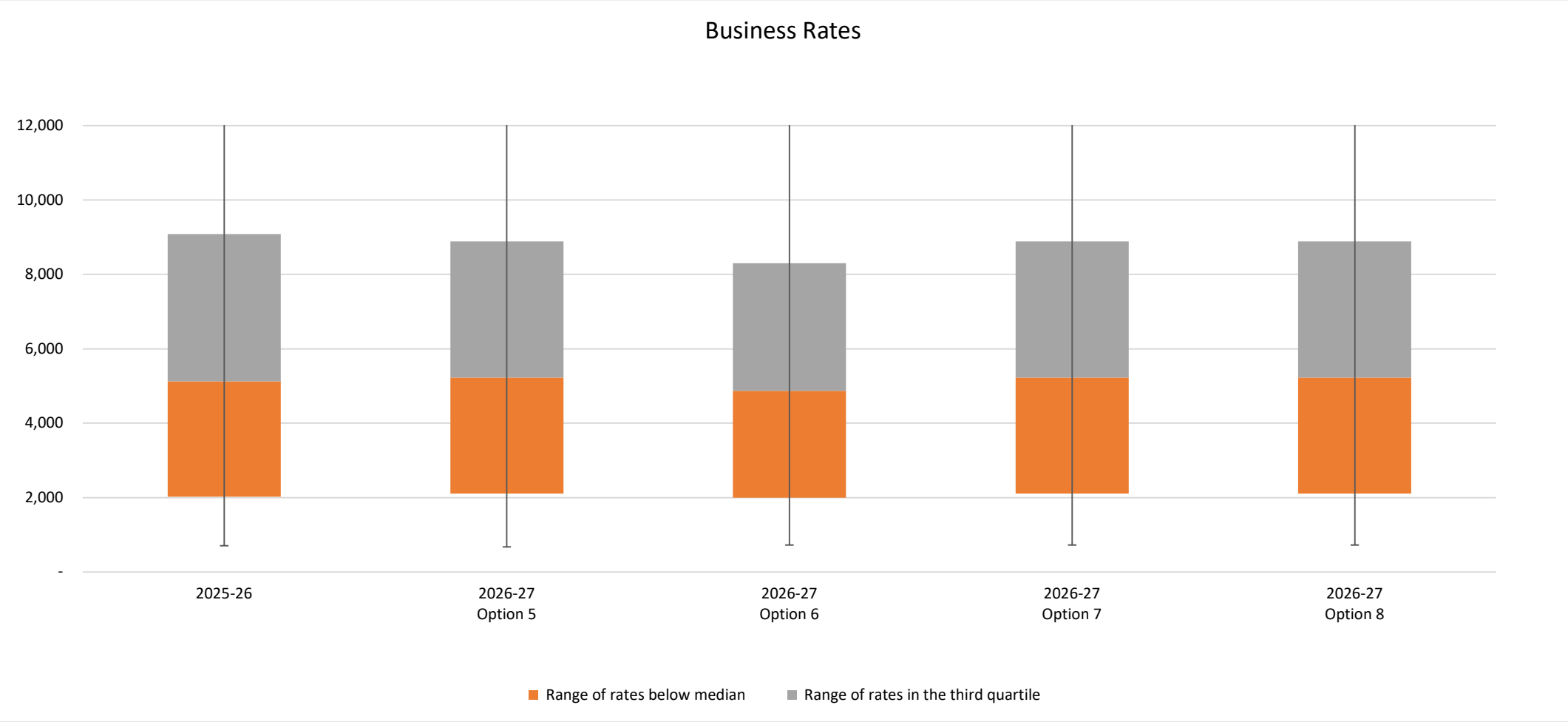
Residential Rates Structures - Options Review Five to Eight
Residential assessments

					Option 5	Option 5			Option 6	Option 6			Option 7	Option 7			Option 8	Option 8						
		Land values	Current Rates		Option 5 Rates	annual change	weekly change	Option 5 change %	Option 6 Rates	annual change	weekly change	Option 6 change %	Option 7 Rates	annual change	weekly change	Option 7 change %	Option 8 Rates	annual change	weekly change	Option 8 change %				
All Residential - distrib	27,726																							
Lowest Value		1,710	636		528 (	108)	-\$	2.08	-17.0%	659	23	\$	0.44	3.6%	673	37	\$	0.71	5.8%	659	23	\$	0.44	3.6%
10th percentile	2,773	112,341	1,012		1,056	44	\$	0.84	4.3%	1,050	37	\$	0.72	3.7%	1,047	35	\$	0.68	3.5%	1,044	32	\$	0.61	3.1%
20th percentile	2,773	242,256	1,309		1,372	62	\$	1.20	4.8%	1,388	79	\$	1.51	6.0%	1,388	78	\$	1.50	6.0%	1,374	65	\$	1.25	4.9%
30th percentile	2,773	410,000	1,607		1,624	17	\$	0.32	1.0%	1,654	47	\$	0.90	2.9%	1,642	35	\$	0.67	2.2%	1,640	33	\$	0.63	2.0%
40th percentile	2,773	461,000	1,929		1,901 (	28)	-\$	0.55	-1.5%	2,015	85	\$	1.64	4.4%	1,983	54	\$	1.03	2.8%	2,002	72	\$	1.39	3.7%
50th percentile	2,773	500,000	2,144		2,195	51	\$	0.98	2.4%	2,257	114	\$	2.19	5.3%	2,232	89	\$	1.71	4.1%	2,234	91	\$	1.74	4.2%
60th percentile	2,773	537,000	2,317		2,379	62	\$	1.19	2.7%	2,394	77	\$	1.47	3.3%	2,353	36	\$	0.69	1.6%	2,369	52	\$	1.00	2.2%
70th percentile	2,773	588,000	2,454		2,502	47	\$	0.91	1.9%	2,511	57	\$	1.09	2.3%	2,468	14	\$	0.27	0.6%	2,492	38	\$	0.72	1.5%
80th percentile	2,773	712,000	2,612		2,676	64	\$	1.22	2.4%	2,683	70	\$	1.35	2.7%	2,625	12	\$	0.24	0.5%	2,676	63	\$	1.22	2.4%
90th percentile	2,773	920,000	2,846		2,998	152	\$	2.92	5.3%	3,013	166	\$	3.20	5.8%	2,974	128	\$	2.46	4.5%	3,039	192	\$	3.70	6.8%
95th percentile	1,386	1,040,000	3,072		3,277	205	\$	3.94	6.7%	3,298	226	\$	4.36	7.4%	3,260	188	\$	3.61	6.1%	3,503	431	\$	8.29	14.0%
100th percentile	1,386	47,700,000	112,612		163,621	51,009	\$	980.95	45.3%	165,710	53,098	\$	1,021.12	47.2%	162,623	50,011	\$	961.75	44.4%	162,503	49,891	\$	959.45	44.3%

Residential Rates Structures - Options Review Five to Eight
Residential Rates Distribution



Business Rates Structures - Options Review Five to Eight



Business Assessments

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 % change	Option 6 Rates	Option 6 annual change	Option 6 % change	Option 7 Rates	Option 7 annual change	Option 7 % change
All Business	1,369											
Lowest Value		100	703	672 (	31)	-4.4%	725	22	3.1%	725	22	3.1%
First Quartile	342	336,960	2,023	2,107	85	4.2%	2,000 (	22)	-1.1%	2,107	85	4.2%
Median Value		714,000	5,128	5,226	99	1.9%	4,865 (	263)	-5.1%	5,226	99	1.9%
Third Quartile	342	1,120,000	9,085	8,889 (	197)	-2.2%	8,300 (	786)	-8.6%	8,891 (	195)	-2.1%
Maximum Value		21,900,000	312,836	283,046 (	29,790)	-9.5%	261,441 (	51,395)	-16.4%	283,005 (	29,831)	-9.5%
Strata	273											
Lowest Value		35,370	844	978	134	15.8%	946	102	12.1%	978	134	15.8%
First Quartile	68	135,660	1,607	1,671	64	4.0%	1,599 (	8)	-0.5%	1,671	64	4.0%
Median Value		170,680	2,046	2,089	43	2.1%	1,983 (	63)	-3.1%	2,089	43	2.1%
Third Quartile	68	260,000	2,625	2,673	48	1.8%	2,556 (	69)	-2.6%	2,673	48	1.8%
Maximum Value		1,269,900	18,972	17,511 (	1,461)	-7.7%	16,261 (	2,711)	-14.3%	17,512 (	1,461)	-7.7%
Non-Strata	1,096											
Lowest Value		100	703	672 (	31)	-4.4%	725	22	3.1%	725	22	3.1%
First Quartile	274	336,960	2,023	2,107	85	4.2%	2,000 (	22)	-1.1%	2,107	85	4.2%
Median Value		714,000	5,128	5,226	99	1.9%	4,865 (	263)	-5.1%	5,226	99	1.9%
Third Quartile	274	1,120,000	9,085	8,889 (	197)	-2.2%	8,300 (	786)	-8.6%	8,891 (	195)	-2.1%
Maximum Value		21,900,000	312,836	283,046 (	29,790)	-9.5%	261,441 (	51,395)	-16.4%	283,005 (	29,831)	-9.5%

Business sub-categories

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 % change	Option 6 Rates	Option 6 annual change	Option 6 % change	Option 7 Rates	Option 7 annual change	Option 7 % change
Queanbeyan CBD		147										
Lowest Value		20,200	1,422	1,426	4	0.3%	1,409 (	12)	-0.9%	1,429	7	0.5%
First Quartile	37	394,500	6,749	6,244 (	505)	-7.5%	5,857 (	891)	-13.2%	6,246 (	503)	-7.5%
Median Value		702,000	11,126	10,202 (	924)	-8.3%	9,512 (	1,614)	-14.5%	10,203 (	922)	-8.3%
Third Quartile	37	1,185,000	18,569	16,418 (	2,151)	-11.6%	15,252 (	3,317)	-17.9%	16,419 (	2,150)	-11.6%
Maximum Value		21,900,000	312,836	283,046 (	29,790)	-9.5%	261,441 (	51,395)	-16.4%	283,005 (	29,831)	-9.5%
Poplars Business Park		29										
Lowest Value		5,730	712	734	22	3.1%	733	21	3.0%	734	22	3.1%
First Quartile	7	489,000	1,537	1,483 (	54)	-3.5%	1,388 (	149)	-9.7%	1,483 (	54)	-3.5%
Median Value		754,500	1,773	1,894	121	6.8%	1,748 (	26)	-1.4%	1,894	121	6.8%
Third Quartile	7	1,070,000	1,966	2,383	418	21.2%	2,175	210	10.7%	2,383	418	21.2%
Maximum Value		3,750,000	6,879	6,537 (	341)	-5.0%	5,808 (	1,071)	-15.6%	6,537 (	341)	-5.0%
Googong		14										
Lowest Value		14,500	1,272	1,353	81	6.3%	1,341	69	5.4%	1,356	84	6.6%
First Quartile	4	2,110,000	11,994	28,324	16,331	136.2%	26,245	14,252	118.8%	28,323	16,329	136.1%
Median Value		2,320,000	17,915	31,027	13,113	73.2%	28,741	10,827	60.4%	31,026	13,111	73.2%
Third Quartile	4	3,450,000	29,458	45,572	16,114	54.7%	42,171	12,713	43.2%	45,568	16,110	54.7%
Maximum Value		12,200,000	168,371	158,195 (	10,176)	-6.0%	146,161 (	22,211)	-13.2%	158,174 (	10,198)	-6.1%
Queanbeyan Industrial		802										
Lowest Value		6,270	866	890	24	2.8%	883	17	1.9%	890	24	2.8%
First Quartile	201	455,750	6,988	7,570	581	8.3%	7,057	69	1.0%	7,570	581	8.3%
Median Value		802,000	12,778	12,715 (	63)	-0.5%	11,813 (	965)	-7.5%	12,715 (	63)	-0.5%
Third Quartile	201	1,307,500	20,401	20,227 (	174)	-0.9%	18,757 (	1,644)	-8.1%	20,227 (	174)	-0.9%
Maximum Value		6,740,000	82,258	100,956	18,698	22.7%	93,378	11,120	13.5%	100,956	18,698	22.7%
Queanbeyan		115										
Lowest Value		41,400	782	789	7	0.9%	781 (	1)	-0.1%	789	7	0.9%
First Quartile	29	251,000	1,124	1,114 (	10)	-0.9%	1,065 (	59)	-5.2%	1,114 (	10)	-0.9%
Median Value		435,000	1,388	1,399	11	0.8%	1,315 (	73)	-5.3%	1,399	11	0.8%
Third Quartile	29	615,000	1,540	1,678	139	9.0%	1,559	19	1.2%	1,678	139	9.0%
Maximum Value		1,580,000	3,394	3,174 (	220)	-6.5%	2,867 (	527)	-15.5%	3,174 (	220)	-6.5%
General		262										
Lowest Value		100	703	672 (	31)	-4.4%	725	22	3.1%	725	22	3.1%
First Quartile	65	287,500	2,282	2,282 (	0)	0.0%	2,159 (	123)	-5.4%	2,282 (	0)	0.0%
Median Value		712,500	4,942	5,103	161	3.3%	4,752 (	190)	-3.9%	5,103	161	3.3%
Third Quartile	65	1,110,500	7,560	7,626	66	0.9%	7,068 (	492)	-6.5%	7,626	66	0.9%
Maximum Value		9,500,000	38,327	40,231	1,904	5.0%	37,010 (	1,317)	-3.4%	40,231	1,904	5.0%

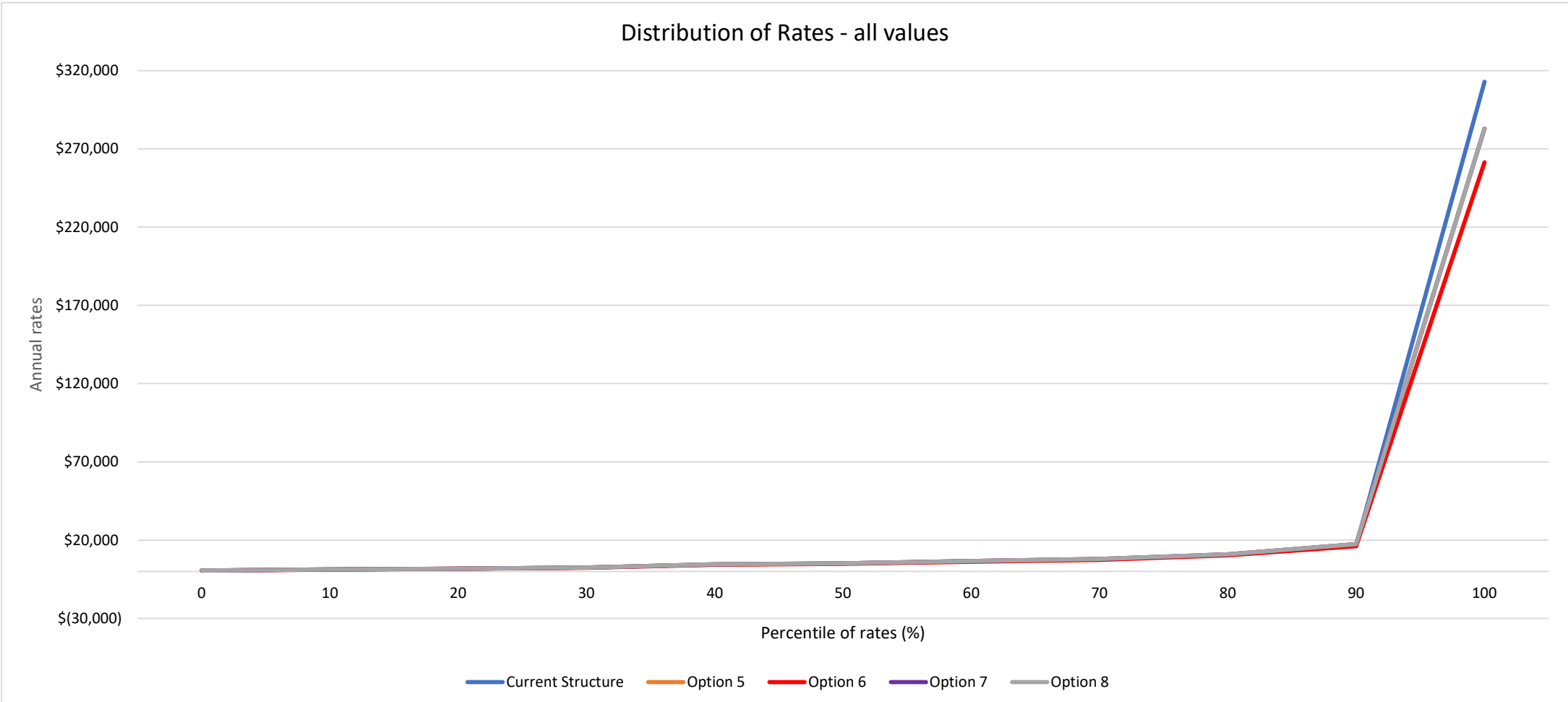
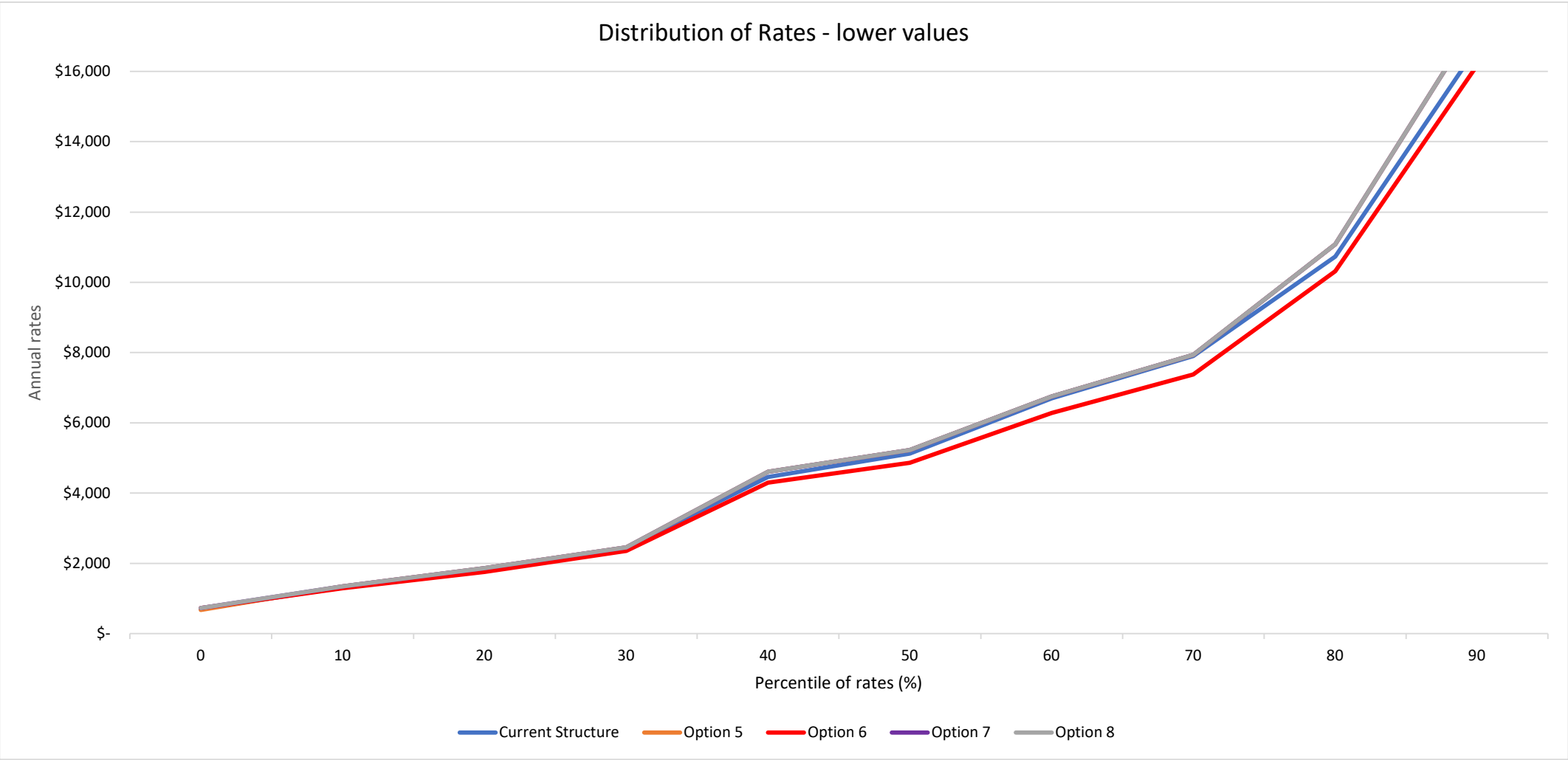
Other - by suburb

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 % change	Option 6 Rates	Option 6 annual change	Option 6 % change	Option 7 Rates	Option 7 annual change	Option 7 % change
Braidwood		69										
Lowest Value		97,448	2,498	2,420 (	78)	-3.1%	2,327 (	171)	-6.9%	2,423 (	75)	-3.0%
First Quartile	17	109,063	2,661	2,570 (	91)	-3.4%	2,465 (	196)	-7.4%	2,573 (	89)	-3.3%
Median Value		328,797	5,741	5,398 (	343)	-6.0%	5,077 (	665)	-11.6%	5,400 (	341)	-5.9%
Third Quartile	17	568,000	9,805	8,477 (	1,329)	-13.5%	7,919 (	1,886)	-19.2%	8,479 (	1,327)	-13.5%
Maximum Value		1,269,900	18,972	17,511 (	1,461)	-7.7%	16,261 (	2,711)	-14.3%	17,512 (	1,461)	-7.7%
Bungendore		85										
Lowest Value		28,100	943	970	27	2.9%	956	13	1.4%	970	27	2.9%
First Quartile	21	484,350	3,577	3,777	200	5.6%	3,533 (	44)	-1.2%	3,777	200	5.6%
Median Value		746,000	5,216	5,386	170	3.3%	5,011 (	205)	-3.9%	5,386	170	3.3%
Third Quartile	21	1,160,000	7,879	7,933	55	0.7%	7,350 (	528)	-6.7%	7,933	55	0.7%
Maximum Value		6,410,000	38,327	40,231	1,904	5.0%	37,010 (	1,317)	-3.4%	40,231	1,904	5.0%

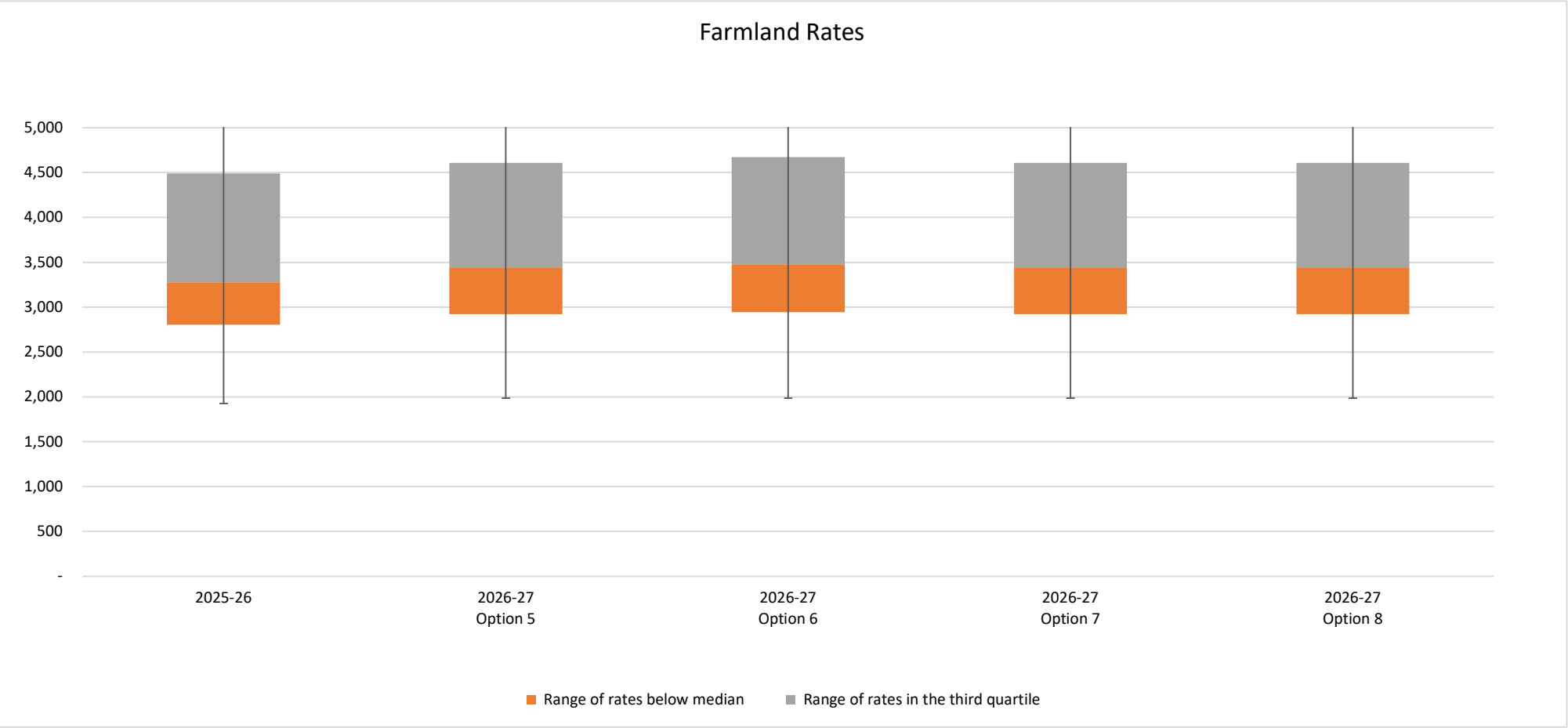
Business Rates

Business rates distribution	Land values	Current Rates	Option 5			Option 6			Option 7		
			Option 5 Rates	annual change	% change	Option 6 Rates	annual change	% change	Option 7 Rates	annual change	% change
1,369											
Lowest Value	100	703	672 (	31)	-4.4%	725	22	3.1%	725	22	3.1%
10th percentile	137	137,900	1,347	27	2.1%	1,294 (	25)	-1.9%	1,347	27	2.1%
20th percentile	137	234,800	1,860	77	4.3%	1,759 (	24)	-1.3%	1,860	77	4.3%
30th percentile	137	466,600	2,457	13	0.5%	2,351 (	94)	-3.8%	2,458	13	0.5%
40th percentile	137	634,000	4,605	143	3.2%	4,294 (	169)	-3.8%	4,605	143	3.2%
50th percentile	137	714,000	5,226	99	1.9%	4,865 (	263)	-5.1%	5,226	99	1.9%
60th percentile	137	863,000	6,752	55	0.8%	6,281 (	417)	-6.2%	6,752	55	0.8%
70th percentile	137	1,040,000	7,934	30	0.4%	7,380 (	524)	-6.6%	7,934	30	0.4%
80th percentile	137	1,267,920	11,086	351	3.3%	10,318 (	417)	-3.9%	11,087	352	3.3%
90th percentile	137	1,984,000	17,486	802	4.8%	16,171 (	513)	-3.1%	17,486	802	4.8%
95th percentile	68	2,836,000	27,050	2,750	11.3%	25,068	768	3.2%	27,049	2,749	11.3%
96th percentile	14	3,305,200	28,723	2,139	8.0%	26,573 (	10)	0.0%	28,723	2,139	8.0%
97th percentile	14	3,776,000	31,984	2,233	7.5%	29,624 (	127)	-0.4%	31,983	2,232	7.5%
98th percentile	14	4,320,000	41,136	4,236	11.5%	38,048	1,147	3.1%	41,134	4,233	11.5%
99th percentile	14	5,511,200	59,882 (	2,398)	-3.8%	55,396 (	6,883)	-11.1%	59,878 (	2,401)	-3.9%
100th percentile	14	21,900,000	283,046 (	29,790)	-9.5%	261,441 (	51,395)	-16.4%	283,005 (	29,831)	-9.5%

Business Rates Distribution



Farmland Rates Structures - Options Review Five to Eight



Farmland Assessments

		Land values	Current Rates	Option 5 Rates	Option 5 annual change	Option 5 % change	Option 6 Rates	Option 6 annual change	Option 6 % change	Option 7 Rates	Option 7 annual change	Option 7 % change
All Farmland	1,043											
Lowest Value		750	1,926	1,986	60	3.1%	1,986	60	3.1%	1,986	60	3.1%
First Quartile	261	807,000	2,804	2,922	118	4.2%	2,945	140	5.0%	2,922	118	4.2%
Median Value		1,250,000	3,279	3,436	158	4.8%	3,471	193	5.9%	3,436	158	4.8%
Third Quartile	261	2,260,000	4,491	4,609	118	2.6%	4,672	182	4.1%	4,609	118	2.6%
Maximum Value		34,000,000	41,915	41,458 (	457)	-1.1%	42,415	500	1.2%	41,458 (	457)	-1.1%
Farmland rates distribution	1,043											
Lowest Value		750	1,926	1,986	60	3.1%	1,986	60	3.1%	1,986	60	3.1%
10th percentile	104	610,400	2,590	2,694	104	4.0%	2,711	121	4.7%	2,694	104	4.0%
20th percentile	104	732,400	2,722	2,835	113	4.1%	2,856	134	4.9%	2,835	113	4.1%
30th percentile	104	872,000	2,893	2,997	104	3.6%	3,022	129	4.4%	2,997	104	3.6%
40th percentile	104	1,050,000	3,029	3,204	175	5.8%	3,234	204	6.7%	3,204	175	5.8%
50th percentile	104	1,250,000	3,279	3,436	158	4.8%	3,471	193	5.9%	3,436	158	4.8%
60th percentile	104	1,580,000	3,660	3,819	159	4.4%	3,864	204	5.6%	3,819	159	4.4%
70th percentile	104	1,980,000	4,100	4,284	183	4.5%	4,339	239	5.8%	4,284	183	4.5%
80th percentile	104	2,700,000	5,009	5,120	111	2.2%	5,196	187	3.7%	5,120	111	2.2%
90th percentile	104	4,100,000	6,576	6,745	169	2.6%	6,860	284	4.3%	6,745	169	2.6%
95th percentile	52	5,699,000	8,533	8,601	68	0.8%	8,762	229	2.7%	8,601	68	0.8%
96th percentile	10	7,005,600	9,534	10,118	584	6.1%	10,316	781	8.2%	10,118	584	6.1%
97th percentile	10	8,032,200	11,729	11,310 (	418)	-3.6%	11,536 (	192)	-1.6%	11,310 (	418)	-3.6%
98th percentile	10	10,000,000	13,434	13,595	161	1.2%	13,876	442	3.3%	13,595	161	1.2%
99th percentile	10	12,964,000	15,952	17,036	1,084	6.8%	17,401	1,448	9.1%	17,036	1,084	6.8%
100th percentile	10	34,000,000	41,915	41,458 (	457)	-1.1%	42,415	500	1.2%	41,458 (	457)	-1.1%

Farmland Rates Distribution

